



**RAHWAY RIVERFRONT STUDY
PHASE 2**

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**CITY OF RAHWAY
UNION COUNTY NEW JERSEY**

RAHWAY RIVERFRONT STUDY
PHASE II
RAHWAY, NEW JERSEY

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U. S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

ROBERT E. ROSA ASSOCIATES

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**RAHWAY RIVERFRONT STUDY-PHASE II
COMPREHENSIVE DEVELOPMENT AND
LAND USE PLAN**

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INTRODUCTION

The purpose of the Rahway Riverfront Study is to develop a Comprehensive Waterfront Development and Land Use Plan for the Rahway River, together with a final Recreation Plan for a specific site along the river.

Phase I of the study analyzed existing land uses, existing environmental conditions, and hydraulics of the river in the area between Grand Avenue and the Middlesex County Border. Conditions analyzed in Phase I included present zoning, topography, soils, vegetation, water quality, traffic and pedestrian circulation, public access, and visual quality of the river. The conclusions of this phase of the study were that land uses and zoning are mixed throughout the area. Topography, soils and vegetation are fairly uniform. Water quality is gradually improving to where some water related activities are suitable. Views and public access are numerous however some areas need physical improvement.

Nine special areas, as defined by the New Jersey Coastal Management Program were also studied. These special areas include: Submerged Infrastructure Routes, Marina Moorings, Filled Waters Edge, Natural Waters Edge-Flood Plains, Intermittent Stream Corridors, Steep Slopes, Public Open Space, and Special Urban Areas. All of these special areas will be considered for their impact on the Development and Land Use Plan.

The hydraulic portion of Phase I dealt primarily with the feasibility of constructing a low flow control structure (dam) across the river at some point south of the confluence of the South Branch of the river. The purpose of the dam is to keep water levels upstream at a minimum water level during low tide conditions in order to improve the appearance of the river, wash the banks, and enhance recreational use. The study proposed the construction of a 240' long dam at a location approximately 0.43 miles downstream of the Route 1 Bridge. Cost of construction was estimated at \$400,000.

The hydraulic study also dealt with cleaning, dredging, erosion control and river maintenance. These items will also be discussed in Phase II of the study.

Phase II of the Riverfront Study will use the data and recommendations of Phase I to develop a Realistic Comprehensive Development and Land Use Plan for the study area. It is intended to be a guide for future land use and development in the study area but should be reviewed periodically to insure that it is still applicable.

DESCRIPTION OF THE STUDY AREA

The study area extends along the Rahway River from W. Grand Avenue downstream (south) to the City line. It occupies approximately 151 acres of land (not including the river bed) and has approximately 2 miles of river. The width of the river generally varies between 100' and 200' with the narrower areas in the upstream portion. For the most part, opposite banks possess markedly different characteristics.

The upper third of the study area, from W. Grand Avenue to W. Milton Avenue is the most densely developed. The west bank of the river borders the City's downtown shopping district. The east bank is occupied by a variety of land uses including industrial, commercial and residential. The North Branch and Robinsons Branch of the river meet within this segment to form the main body of the Rahway River approximately 250' south of W. Grand Avenue. Generally, the river is shallow in this area and water flows fairly rapidly. The river banks in this area are moderately steep and range from 3 to 6' above the water level. One marked exception to this is the dike on the west bank along Dock Street which was constructed by the U.S. Army Corps of Engineers for flood control purposes. The dike is approximately 13' above the water level.

The character of the river and adjacent land uses change south of E. Milton Avenue to Lawrence Street. A major redevelopment project cleared the downtown type businesses on the west bank south of Milton Avenue to E. Hazelwood Avenue where the South Branch of the Rahway River meets the Main Branch. The area is now occupied by a high rise apartment building, the new City Hall and a 14 acre vacant tract that the City is offering for sale. The remainder of the west bank to Lawrence Street is vacant public land. The east bank of the river just south of Milton Avenue consists of a mixture of residences and contractors yards, uses which conflict with one another. A large vacant tract exists at the bend in the river just west of Route 1. Industrial and commercial uses exist between Route 1 and Lawrence Street.

The nature of the river itself changes in this segment. It becomes wider and slower moving. Tidal changes become very evident and mud flats exist at lower tides. The river makes a right angle turn to the east at the confluence of the South Branch. River banks vary in this area from steep to gently sloping and generally access to the river is practical only at high tide due to the mud flats. The Army Corps of Engineers Dike, described earlier, continues downstream on the west bank from Milton Avenue to the South Branch.

The river downstream of Lawrence Street is bounded on the north bank by some commercial uses, some single family uses and a large tract of vacant land. Land uses on the south bank are residences, vacant land and a large industrial area.

The river in this area is somewhat deeper than the upstream areas. Tidal changes do not produce mud flats and consequently are not as noticeable. The south bank consists primarily of steep slopes which make access extremely difficult. The north bank consists of more gentle slopes and is accessible at several locations.

In summary, the Rahway River and its adjacent lands vary considerably from upstream to downstream as well as on opposite banks. The river is accessible, however, the nature of development on adjacent lands, the slopes of the bank, and mud flats at low tide tend to limit accessibility. Tidal changes most significantly affect the segment of the river between Lawrence Avenue and Milton Avenue where the river is shallow, wide and slow moving.

EXISTING RECREATION SITES AND FACILITIES

Several recreation sites exist along the river within the study area. These sites are small (2.2 acres and less) and provide limited access and water - related recreational facilities. They are described here in order from upstream to downstream.

County Park

A 2.14 acre triangular County Park exists at the uppermost section of the study area at the intersection of Grand Avenue and Elizabeth Avenue. This park is the southern tip of a larger Union County Park system that extends upstream approximately 1 mile on the North Branch of the Rahway River. This County Park system includes passive, open space that extends along the river from the study area to St. Georges Avenue, approximately 0.7 miles and occupies mostly flood plain. The uppermost part of this system is Rahway River County Park which is approximately 80 acres in size and serves the population of Eastern Union County. Facilities at this park are extensive, and include a large lake, several swimming pools, fields, paths, an exercise course and a large picnic area (located away from the river). This is a regional park which is accessible primarily by automobile and is very heavily used during the summer and on nice weekends other times of the year. Many City residents avoid it during periods of peak use because of the crowds.

The 2.14 acre portion of the park within the study area is a passive park with a bench, several large trees and a large lawn area that slopes gently to the river and the eroded bank has been replaced by a stone retaining wall with its top that is approximately 1' above the water line. The river at this point is less than a foot deep. The site is utilized by residents of the immediate area for reading, relaxation and other passive recreation. Whether taken as part of the larger County Park system or by itself, the park seems to adequately function as passively, although additional benches would improve its use.

East Hazelwood Park

East Hazelwood Park is a large open area of approximately 0.8 acres located at the conference of the Main and South Branches of the Rahway River. It has approximately 500' of frontage on the river and 400' of frontage on E. Hazelwood Avenue, which is a heavily travelled County road and one of the main streets entering Rahway. The park was created in 1980 by the City with Green Acres and Federal Community Development Block Grant Funds. Prior to that time it had been occupied by 16 dilapidated row houses.

There are no facilities at the park. It is strictly a grassy open area with trees and shrubs. The City, as a result of public requests, determined that no active facilities should be put on the site due to the heavy traffic on E. Hazelwood Avenue. However, the park provides access to the river although it is somewhat limited by heavy undergrowth and debris on the bank, and mud flats at low tide. The

park also provides excellent views of the river.

The park is not utilized heavily. This is due to the design of the park, which does not encourage use, and its location on E. Hazelwood Avenue. It does serve the purpose for which it was intended which is to provide an attractive, inviting area, for those entering the City via. E. Hazelwood Avenue, to view. Use of the park could be increased, without significant danger to the public, by cleaning up the river bank and constructing a footpath with several benches along the riverfront.

Rahway Yacht Club

The Rahway Yacht Club is a quasi-public facility located at the end of Paterson Street. The club is quite small, having docking and mooring facilities for approximately 12 power boats. It also has a sling for raising and lowering boats into the water, and a clubhouse on the 1 acre site. Boaters using the club travel downstream to the Arthur Kill and then to Raritan Bay. Use of the club is limited by tidal action however, since most power boats cannot navigate the river at lower tides and by the presence of low bridges downstream that increase the difficulty of navigating the river. Water depth at low tide is such that power boats moored at the site rest on the river bottom. Water depth downstream of the site, outside the study area is also too shallow, in spots, to navigate at low tide. There are no sailboats at the club since most of them cannot navigate the river even at high tide.

The club has a membership of approximately 65 and an annual membership fee of \$50. Because of the limitations described above, the facility is used primarily for social functions. Boats are stored at the site during the winter months and moved downstream to deeper water berths during the boating season.

Rahway City Dock

The Rahway City Dock, is not the facility that the name seems to imply. It is located on a small parcel of land, approximately one quarter acre in size, at the end of a residential street. The wooden dock is rotted, dilapidated and unsafe to use. There are no other facilities at the site.

The site offers a nice view of the river, but its use is limited by its location on a residential street, its size, and lack of parking. Consequently it is utilized primarily by neighborhood residents and is not appropriate for use as a City-wide facility. It functions well as a neighborhood passive recreation site but could be improved by removal of the dock.

Hart Street Park

Hart Street Park, although located within the study area, has no direct access to the river. Its location is approximately 400' from the river's edge. Access to the river is also limited by the steep slope

adjacent to the river which varies from 10' to 40' in height and is a slope of greater than 2 to 1. The view from the top of this embankment is excellent. The land between Hart Street Park and the river is vacant City owned property that is currently used as a depository for clean fill and leaves that are collected in the fall.

Hart Street Park is utilized exclusively for group activities, such as picnics, on a reservation basis. Consequently, heaviest use is on weekends and holidays during the warmer months. There is no fee for use of the park, but a \$100 deposit must be made to cover the cost of clean-up in the event the park is left dirty. The 2.2 acre park is totally fenced in and has a number of facilities including: A 32' diameter open sided pavilion; a rest room and storage building; 2 horseshoe courts (4 pits); a picnic area with 6 picnic tables; 7 barbecue grills; a baseball field; and a play area with various types of play equipment. Most of these facilities are recent additions to the park. Parking is available on Hart Street which is a dead end street in an industrial area of the City.

The park adequately serves its purpose and meets an important recreational need of the City. The quality of the park could be enhanced, however, by strengthening the link between the park and the river and capitalizing on the view of the river from the top of the river embankment.

RIVERFRONT RECREATION NEEDS

There are no specific standards that can be used to identify specific riverfront recreation needs. Each riverfront must be assessed separately. Factors to be considered include the nature of the river, access to lands adjacent to the river, the nature of the population that would be expected to use the river, and existing available riverfront recreation areas. The following is an analysis of those factors.

Nature of the River

The riverfront area, as described earlier in this report, is not the type of area that could be expected to attract a regional population for recreational purposes. This is due largely to the depth of the river, which is very shallow in most areas and limits water related recreational uses. The river, instead, lends itself to use by local residents - those of Rahway and, to a much lesser degree, adjacent municipalities. Consequently, any riverfront recreational needs should be geared towards the local population.

Access

Access to the river is affected by existing development, the tidal flats at low tide, river embankments, existing easements and the street system in the vicinity of the river.

Most properties along the river in the upstream areas are fully developed and severely limit access to the river. This is particularly true of areas north of Monroe Street. This is also true of specific sites downstream such as: Rahway Plaza Apartments, located at the corner of Main Street and E. Hazelwood Avenue; the triangular area between the river, Route 1 and Lawrence Avenue; and the northern bank of the river between Lawrence Street and Paterson Street from which access is cut off by development on both streets combined with inaccessibility from Route 1.

Most areas of the river between Milton Avenue and Lawrence Street are inaccessible at low tide due to tidal flats that occupy up to 3/4 of the width of the river bed.

The nature of the river embankments also limit access to the river. In many areas the embankments are 3 to 5' above the river's high tide water level and access to the water is difficult. In some areas, such as along Avon Way, which is a vacated street right-of-way, the embankment is excessively steep and high, and safe access is not possible.

The existing easements along the dikes provide access to the river between Monroe Street and Rahway Plaza Apartment site on the west bank. This access is limited by the slope of the dike but is still the best overall access to the river within the study area due to the length of the riverfront that is accessible. Approximately 2,500 linear feet of riverfront is accessible in this area.

The street system affects access in several ways. E. Hazelwood Avenue, which runs adjacent to the river for approximately 1/2 mile, is a heavily travelled County road. Its proximity to the river, traffic volume and traffic speed create a hazard that makes access to the river in this area unsafe, particularly for children. On the opposite side of the same section of the river, Route 1 also limits access because there is no way to get from it to the river.

Several streets provide access to the river. These include Dock Street and Essex Street between Milton Avenue and Washington Street. Both of these are lightly travelled streets that run parallel and adjacent to the river. Several other streets run perpendicular to the river and end at the rivers edge. These are: Lafayette Street; Essex Street south of Milton Avenue, which has a right-of-way developed only to Putnam Street and is undeveloped from Putnam Street to the river; Witherspoon Street; Hart Street which ends approximately 200' from the river; Paterson Street; Lennington Street; Barnett Street; and Wall Street which is undeveloped south of Barnett Street. Vehicular access is limited on all of these streets except Hart Street due to a lack of parking. The streets do provide bicycle and pedestrian access for local residents, however, in most instances this access is limited by adjacent development of the river.

Overall, access to the river within the study area is limited. Most areas where there is access are too small or too narrow for most recreational activities. Access is also limited by the sloping banks of the river in many places, tidal flats and, in the case of E. Hazelwood Park, hazards created by automobile traffic. There is a need within the study area for safe, convenient access to the river at a point or points where there is adequate room and water depth for a variety of recreational activities.

Existing Recreation Sites

In summary, existing recreation sites within the study area provide only limited waterfront recreation and access. Both the County Park and E. Hazelwood Park are passive parks. E. Hazelwood Park has limited access to the river due to its location on E. Hazelwood Avenue, the growth on the embankment, and the tidal flats. The Rahway Yacht Club is limited by membership, water depth and the size of the site. The City Dock site is too small to be a significant recreation site and is located on a residential street. Hart Street Park is not readily accessible to the river due to the steep slope and the distance the park is located from the river.

Rahway River County Park, located approximately 1 mile upstream of the study area, is a regional facility. It serves the Eastern half of Union County including the municipalities of Linden, Clark, Roselle, Elizabeth and Winfield as well as some portions of Woodbridge Township in Middlesex County. Its water related facilities center primarily around an existing lake and not the North Branch of the Rahway River, which is small and very rapid moving within the park. It is an excellent park, however the waterfront is different than that in the study area and the park's heavy use tends to discourage many Rahway residents.

Some sections of the study area do not have adequate neighborhood recreation facilities of any sort. These areas include Essex Street along its entire length and Main Street.

Population Characteristics

As stated earlier in this report, the nature of the Riverfront Study area is such that it is not likely to attract a regional population for recreation. This, along with the presence of Rahway River County Park in Rahway upstream of the study area, and the lack of significant quantities of vacant land, does not make it feasible to plan for regional recreation needs within the study area. It is more reasonable and desirable to plan for local river related recreation needs within the study area. The characteristics of the City's population as a whole and those of the neighborhoods immediately adjacent to the study area should be considered.

The City's population according to the 1980 Census is 26,723, with 20% of the population minority and 15% over the age of 62. Income levels are moderate, with the majority of the City's population being working class families. Generally speaking, higher income families tend to live on the western side of the City and lower and moderate income families are concentrated on the eastern part of the City closer to the study area. Approximately 80% of the City's minorities and 40% of the population over 62 years old are located in neighborhoods in or adjacent to the study area.

All of the City's public housing, which includes 284 units of senior citizen housing and 88 units of low income public housing are located in or adjacent to the study area. In addition, 2 other major apartment complexes are located within the study area. A total of 49% of all housing units within the study area are renter occupied. This compares to a City-wide average of 35%. This large percentage of apartment dwellers indicates a need for outdoor recreation space since most apartments have little or no such space available.

In summary, the population that can be expected to get the most use out of the riverfront recreation facilities is that which is located in close proximity to the study area. It consists predominantly of moderate income families, many of which are minority and/or elderly. Approximately 50% of these families live in rental units, including 372 public housing units. The balance of the City's population can also be expected to utilize the riverfront recreation areas, but to a lesser extent.

Summary

Based on the analysis of the above factors, the following needs have been identified:

1. There is a need for a riverfront recreation facility in the study area that is accessible to the public, provides safe and adequate access to the river, and is geared towards the population of the study area, neighborhoods immediately adjacent to the study area, and, to a lesser extent, the

balance of the City's population. None of the existing recreation facilities currently meet this need, and none can be modified to meet this need due to their size, location or accessibility to the river.

2. There is a need for improved access to all portions of the river within the study area. Where possible, impediments to access should be removed and, where they cannot be removed, attempts should be made to modify existing conditions to improve access.
3. There is a need to improve the use of existing recreation facilities in terms of their relationship to the river. This is particularly true of Hart Street Park and E. Hazelwood Park. Hart Street Park needs a better relationship to the river although direct access is not practical due to the steep slope. E. Hazelwood Park needs to be improved to encourage limited adult use of the park and provide better access to the river.

PROPOSED DEVELOPMENT IMPACTING THE STUDY AREA

There are 4 proposed major construction projects that will impact the study area if they are undertaken. These are: The widening and realignment of Routes 1 and 9 by the State of New Jersey; the construction of a resource recovery plant along Routes 1 and 9 on a large vacant tract adjacent to the river; the construction of the low flow control structure recommended by Phase 1 of this study; and the development of 14 vacant acres on the west side of the river along Milton Avenue and Main Street. The probability of these projects being undertaken and their subsequent impact on the study area will be discussed in this section.

U.S. Route 1 and 9 Widening and Realignment

Design for the widening and realignment of Routes 1 and 9 in Rahway has been underway for a number of years. There are currently several preliminary designs under consideration. One design calls for the widening and repaving of the existing right-of-way, which will have no impact on the study area. A second concept calls for the construction of a new segment of highway, beginning just south of Rahway in Woodbridge, crossing the river at Lawrence Street, and running in a direction approximately parallel to the existing right-of-way approximately 400' east of it and from 300' to 500' west of the river, meeting the existing right-of-way at a point just south of Paterson Street. The new highway alignment would be elevated and, depending upon which variation of this concept is utilized, would carry both northbound and southbound traffic or northbound traffic only. The Lawrence Street bridge across the river might be eliminated as a result of the realignment.

At this time, it does not appear likely that such a realignment will occur within the next 10 years. If and when the realignment does occur, its impact on the river will vary depending upon the final designs. Generally speaking, the realignment would change the uses that might develop along the river in this area, depending upon the proximity of the new highway to the river.

City officials should continue to be aware of the fact that the proposed highway improvements may have an impact on the river. If and when plans are finalized, the City should review their impact on the Master Plan, Zoning Ordinance and this study and work with the State to minimize the impact on the river.

Resource Recovery Plant

Plans for construction of a resource recovery plant along Route 1 in Rahway have been in progress for approximately 5 years. The plant was to be constructed on the large vacant property on the northbound side of Routes 1 and 9 north of Lawrence Street, in the same area of the proposed realignment. Recently, the principal company that was to have been involved in the project withdrew and is no longer interested in developing the plant. Consequently the fate of the project is now uncertain.

Since the project is uncertain at this time, its impact on the study area is also uncertain. One scheme has the plant located between the existing and proposed alignments of Route 1, as discussed in the previous section of this report. In such a case, the impact on the river will result more from the highway than from the resource recovery plant. If the highway is not realigned, the plant would probably be located in closer proximity to the river. The impact on the river in that instance would depend upon the specific location of the plant and the design of the plant.

As with the highway improvements, City officials should remain aware of the proposed plant and its potential impact on the river and work in the design phase to minimize that impact.

Low Flow Control Structure

The low flow control structure, as proposed in Phase I of the study, will have no impact on the river downstream of the dam, but will impact the river upstream as far as Milton Avenue. The structure will maintain water levels in the impacted area at approximately 1' below the average level of high tide. This would improve access to the river by eliminating many low-tide mud flats and also eliminate odors that come from the exposed river bottom and sides at low tide.

The City intends to construct the dam when funds become available, and is currently undertaking a search to determine if any State or Federal funds are available. The cost of the structure, \$400,000.00, is excessive for the City to consider funding the project with municipal funds at this time. This is largely due to the fact that the City fully funded its recently constructed City Hall and the final cost of that project is still uncertain due to pending litigation.

Development of 14 Acres Redevelopment Tract

The City is in the process of trying to develop a 14 acre parcel of land located behind City Hall with frontage on Milton Avenue, Main Street and the river. The site was cleared as part of a major redevelopment project and protected from flooding by construction of a dike by the U.S. Army Corps of Engineers as part of the same project. The Rahway Redevelopment Agency sold the site to the City in 1978 and the City has been attempting to sell and develop the property since then.

The City has currently entered into an agreement with a developer, giving that developer an option to buy the property to develop it in a manner to be determined by a marketing study. The agreement provides for the developer to develop the area adjacent to the river, including the dike, as a linear park, with pedestrian paths, benches and other site amenities appropriate for a passive park.

Summary

These 3 planned major construction projects may or may not have an impact on the study area, depending upon many variables. It is

uncertain if any of them will be constructed in the near future, although it appears that the dam will be. Both the highway realignment and the resource recovery plant do not appear to be programmed in the near future, and it is not possible to determine their impact if constructed since final designs are not available.

Despite the uncertainties, these items must be considered in the recommendations of this study. The following approach will be taken:

It will be assumed that the low flow control structure will be constructed in the reasonable near future. The plan and designs proposed will take this into account but will also be workable in the event that the dam is not constructed.

The plan will also assume that the highway realignment and resource recovery plant will be constructed at some time in the future. Recommendations involving the area impacted by these 2 proposed developments will be designed to protect the river. In the event that 1 or both of these projects are abandoned, the City should review the plan and determine if revisions are necessary.

With regard to the development of the 14 acre tract on Main Street and Milton Avenue, the plan will provide for an area along the river for the proposed linear park.

RECOMMENDATIONS

The following recommendations are based on the needs identified in the previous section of this report and the analysis of the study area completed as a part of Riverfront Study Phase I. They include recommendations for new facilities, improvements to existing facilities, locations of paths to connect recreational facilities, specific points at which the river should be widened, dredged or straightened, and locations that should be cleaned up.

New Recreation Facilities

It is recommended that a new park be constructed within the study area to meet the needs of residents of the area and nearby neighborhoods. The site should be located upstream of the proposed dam in order to take advantage of higher water levels, provide safe and adequate access to the river, and be a minimum of 5 acres in size in order to comply with national standards for neighborhood parks.

Only 1 site within the study area meets these conditions. It is a 7 acre vacant tract located at the south end of Essex Street across the river from E. Hazelwood Park. The City owns 5 acres of the tract and the remainder is privately owned. The site has approximately 1,200' of river frontage, is located at the end of a dead end street, and will involve a minimum of acquisition cost. It is recommended that the City acquire the remaining 2 acres and develop the site as a combination neighborhood and waterfront park. Areas within 150' of the river should be devoted to river-related uses such as fishing, picnicing, bike and pedestrian paths and other passive uses. An area for swimming should also be planned for but not provided until water quality improves. Areas more than 150' from the river should provide recreational facilities that are compatible with riverfront use but not necessarily river-related. These facilities would meet the need in this neighborhood for a neighborhood park. The facilities should include, at a minimum, a baseball field and a playground. A small parking area should also be included.

Because the site is the only remaining vacant site along the riverfront that meets the above criteria, it is recommended that the park be designed as the remainder of Phase II of the Riverfront Study. The City should also immediately seek funds for acquisition of the remaining 2 acres and for construction.

Existing Recreation Facilities

It is recommended that existing recreation facilities be maintained and, where possible improved to provide better access to the river. Specific recommendations for each of the facilities are:

1. Union County Park - West Grand Avenue and Elizabeth Avenue

This park should remain as part of the linear County Park system along the North Branch of the Rahway River. The City should request that the County provide additional benches at the park.

2. East Hazelwood Park

It is recommended that a footpath be constructed within the park in close proximity to the river bank and that benches be installed along that path for those wishing to use the passive park. The undergrowth and debris along the river bank should be removed in order to improve views of and access to the river. These improvements can be made without any significant danger to the public. They are the types of improvements that will not attract small children who are most likely to be endangered by the traffic on E. Hazelwood Avenue nor will these improvements attract large groups of people.

3. Rahway City Dock

It is recommended that the dilapidated dock be dismantled immediately by the City's Department of Public Works and the site remain as a small, passive waterfront area, serving the immediate neighborhood. No other improvements are recommended.

4. Hart Street Park

It is recommended that Hart Street Park be expanded to include frontage on the river. This will approximately double the size of the park. Facilities to be provided should include a sitting area overlooking the river and any other facilities that the City feels are appropriate for the site at the time of the expansion. The City should also consider, as part of the expansion, the feasibility of providing direct access to the river from the park. The existing height and gradient of the river bank now make such access impractical. However, the slope is man-made and might possibly be regraded to provide access to the river without impacting the river.

Easements

It is recommended that the City acquire easements along the river bank for the purpose of conservation, maintenance, and public access where appropriate. Conservation easements are primarily for the purpose of preventing development in areas such as the flood plain, steep slopes, and other environmentally sensitive areas. Maintenance easements are for the purpose of providing access to and the right to maintain a specific area, such as the river and its embankment. Easements for public access allow the public to cross or occupy a specific piece of property for the purpose of gaining access to other lands or in this instance, to the river.

Proposed easements are shown on Map #1 of this study. They involve a total of 65 separate private properties, about half of which are narrow business properties on Main Street. It is not necessary for easements to be acquired on any public property within the study area. All easements should be acquired for the purposes of conservation and maintenance, but only where access is practical and safe should they be acquired for access. Easements should be acquired for all undeveloped areas within the floodway, as shown on Map #5 of the Rahway Riverfront Study Phase I. This is principally to prevent any future construction or fill in the floodway in the event current laws governing development in floodways change in the future and to provide access to the river bank for maintenance. Easements should also be acquired for a minimum width of 50' along the river in all areas where the floodway is less than 50' in width. This will provide adequate room for access for maintenance and protection of the river bank from future development.

Easements for maintenance and conservation will have little effect on most property owners. Development within the floodway is severely restricted under present laws without easements, so that granting an easement for land within a floodway will not unduly restrict a property owner from developing his property. Where the floodway is not 50' wide and the easement is 50' wide, property owners will be more restricted in the use of their property than they are without an easement. The restriction will depend upon how much of the easement was previously developable land.

Easements for public access can have a significant impact on property owners since they allow the public to use the property. These should be permitted only in areas where such use will not conflict with or jeopardize the security or the owner's use of the property. In addition, access easements should not be permitted in areas where the nature of the river, or topography do not permit reasonable access. These factors were taken into account when determining which easements should be used for access as shown on Map #1.

Easements may take many forms and may be acquired in a number of ways. The easements recommended in this study should be permanent easements. Where possible, the City should seek to have an easement donated by the property owner. This may be possible in instances where the property is not significantly affected by the easement. Easements may also be donated as a condition of development application approvals if an applicant is willing. If the City cannot acquire an easement by donation, it should acquire it with a one time only payment. It is not recommended that the City acquire an easement that requires a periodic fee to perpetuate the easement. In such an instance, if the payment is not made, the easement no longer exists and the permanent benefit is not realized.

Pedestrian and Bicycle Paths

Pedestrian and bicycle paths should be established that connect existing and proposed waterfront recreation areas and provide maximum exposure to the waterfront. Pedestrian paths should run along the river bank where possible and bicycle paths should run along light traffic streets in close proximity to the river. Map #1 shows the location of proposed paths, all of which are upstream of Route 1.

Areas downstream of Route 1 are not suitable for these paths due to high volumes of traffic on E. Hazelwood Avenue and Route 1 and the relative inaccessibility of the river.

Dredging

Dredging of specific areas of the river is necessary in order to eliminate or reduce mud flats at low tide, improve utilization of the river for recreational purposes, and improve the flow of the river.

Segments of the Rahway River within the study area that require dredging are defined in the "Rahway Riverfront Study Phase I". These segments are shown on Map #1 and include: North and south of the Milton Avenue Bridge; within the pool area between the confluence of the South Branch and E. Milton Avenue; the north bank, downstream of the confluence with the South Branch; upstream and downstream of the Lawrence Street Bridge; and opposite the Rahway Yacht Club.

River Widening and Realignment

River widening and realignment should be undertaken at the same time as dredging in order to improve the flow of the river which will prevent excessive buildup of sedimentation. Flow is restricted at the point where the South Branch meets the Rahway River due to the sharp bend in the river and the fact that the flow of the South Branch conflicts with that of the Rahway River. The river should be widened and realigned at this point by removing portions of the south bank along E. Hazelwood Park and the north bank along the proposed new park. These improvements will reduce the severity of the bend in the river and redirect the flow of the South Branch to reduce the existing conflict. This realignment will also improve access to the river on both banks by removing underbrush and debris that currently block access. There are no other areas of the river that require widening or realignment.

River and River Bank Clean-up

Extensive cleaning of the riverfront area is recommended in Phase I of the Study, but no specific areas are defined. Most of the debris within the river bed is located in areas that are recommended for dredging and will be removed when that dredging is undertaken. The most serious problem with debris on the river bank exists in the area designated for the new park at the south end of Essex Street. This debris will be cleared when the park is constructed.

Other areas where debris is located are primarily those where there is vehicular access to the river, such as dead end streets and bridges over the river. It is recommended that the City undertake a program to remove the debris from these areas, with emphasis on those areas upstream of Route 1 where recreational access to the river is greatest. This program should establish a specific timetable for cleaning the river and for periodic cleanups in the future to remove additional debris that may collect. The clean-up program should be set up and operated by the City's Public Works Department.

In addition, the City should attempt to reduce the amount of debris that is discarded on the river banks and in the river. Increased enforcement of littering and dumping laws may help, but cannot realistically be expected to make a significant difference since the City Police have higher priority items to concentrate on. It is not recommended that "No Littering" or "No Dumping" signs be posted since these signs often detract from the appearance of an area and are usually ignored by the individuals who do the littering or dumping.

In order to reduce dumping and littering along the river, it is recommended that the City undertake an aggressive public relations campaign aimed at beautifying the river. This campaign should be timed to coincide with one or more significant river improvements such as the construction of the new park or the dam, and should emphasize the value of the riverfront as both a recreational and aesthetic resource. The campaign should be organized and implemented by the Mayor's Office through various City departments.

LAND USE PLAN

The Riverfront Land Use Plan, Map #2, was developed with the intent of providing maximum safe access to the Riverfront, reducing the impact of existing and future commercial and industrial development on the river, and promoting compatible land use relationships. The Plan also took into consideration the City of Rahway Master Plan and Zoning Ordinance, the recommendations in the previous section of this report and existing land uses.

The plan proposes a variety of land uses within the study area including single family and multi-family residential, commercial, industrial, public and semi-public facilities, recreation, and conservation. The plan essentially follows existing land use patterns while attempting to establish buffers between the river and adjacent land uses. These buffers are predominantly formed by existing conservation and maintenance easements, existing publicly owned property and proposed conservation and maintenance easements as recommended in a previous section of this report. Where existing land uses conflict, this plan proposes alternative land uses.

The Riverfront Land Use Plan differs from the City Master Plan in several significant ways. It is recommended that these changes be incorporated into the City Master Plan when it is revised in the future.

1. The City Master Plan provides for some conservation and recreation areas along the Riverfront. The Riverfront Land Use Plan designates additional conservation and recreation areas, along the Riverfront, as described above.
2. The area on either side of Essex Street between Johnson Street and Putnam Street is designated for a mixture of medium and high density residential and commercial uses in the Master Plan. The Riverfront Land Use Plan designates this area as multi-family residential. This change is consistent with the City's Zoning Ordinance which zones the area for garden apartments.
3. A 14 acre tract with frontage on Main Street and W. Milton Avenue is designated for multi-family use by the Master Plan. The Riverfront Land Use Plan designates this tract a special development area. The reason this designation has been given is because the City is attempting to sell the site and is negotiating with several developers to try and determine the best use and development for the site. Factors being considered by the City are the impact of the proposed development on the Riverfront, the impact of the proposed development on the Downtown Business District, and the feasibility of the proposed use.

4. The Master Plan designates the parcel of land bounded by W. Milton Avenue, Lewis Street, Augusta Street, and the river as a public or semi-public use. This parcel is the site of the City's newest senior citizens' housing project and is therefor designated as multi-family housing on the Riverfront Land Use Plan.
5. Four public facilities not designated on the Master Plan are designated on the Riverfront Land Use Plan. These are: The new City Hall, located at the southeast corner of W. Milton Avenue and Main Street; the City Public Works Garage located on Hart Street; the City Water Tower located on Edgewood Street; and a City owned parking lot located on Lewis Street.
6. Two semi-public facilities not designated on the Master Plan are designated on the Riverfront Land Use Plan. These are: The Rahway Yacht Club, a recreational facility located on Patterson Street; and the Rahway Valley Sewerage Authority located on Hazelwood Avenue.

The State of New Jersey Municipal Land Use Law requires that a municipality's Zoning Ordinance be "substantially consistent" with the Master Plan Land Use Plan unless specific reasons are given for not doing so. The Land Use Law also provides for the reservation by a municipality of land designated for public use in a Master Plan, for a period of one year from the time of approval of a final plan. The purpose of such a reservation is so that the municipality may have time to decide whether or not to acquire the reserved land. The incorporation of the Riverfront Land Use Plan into the City Master Plan will reasonably insure that the Zoning Ordinance will be amended to reflect the proposed land use and provide the City the opportunity to reserve public conservation land along the Riverfront so that easements can be acquired. This should be done by reference.

With regard to the area on either side of Essex Street (Item 2) between Johnson Street and Putnam Street, it is recommended that the City take an active role to eliminate the conflicting land uses, clean up the area, and develop the area for multi-family use. A separate study is currently underway to determine how the City should proceed, including which properties should be acquired, the cost of acquisition and relocation, what site improvements should be undertaken, and what sources of funding are available. The study is approximately 50% complete at this time.

IMPLEMENTATION

The recommendations of this study are diverse and will require action on the part of various City Departments. It is necessary for one office within the City to assume the responsibility for directing the implementation of the study in order to coordinate the actions of the various departments and insure that the recommendations of the study are pursued. The office best suited to this purpose is the City's Division of Community Development which is a division of the Mayor's Office; will be the primary source of funding for many of the recommended activities; and has the capacity for planning which would allow for changes in the plan if they become necessary.

The division's responsibilities should include: The filing of applications for funding of the various activities; setting up a schedule of activities and recommending the departments to implement those activities; reviewing the plan on a periodic basis to determine if changes are needed; and monitoring private and public development activity within the study area to determine if it complies with the recommendations of this plan.

SUMMARY

The Rahway Riverfront Study Phase II has provided an analysis of existing and planned development and land use within the Riverfront Study area, which runs along the Rahway River from W. Grand Avenue downstream to the City limit. The study recommends: The construction of a new waterfront park at the south end of Essex Street; improvements to various existing parks along the river; the acquisition of maintenance, conservation and access easements along portions of the riverfront; dredging and realignment of portions of the riverfront; cleaning of the river bank; and the implementation of a public relations program to discourage dumping and littering along the river.

The study also proposes a Riverfront Land Use Plan which should be adopted as part of the City's Master Plan during the next Master Plan re-examination. The revised Master Plan would provide the basis for revised zoning in the area and also enable the City to reserve for acquisition for a period of a year, any land dedicated for conservation or public use that is the subject of a development application.

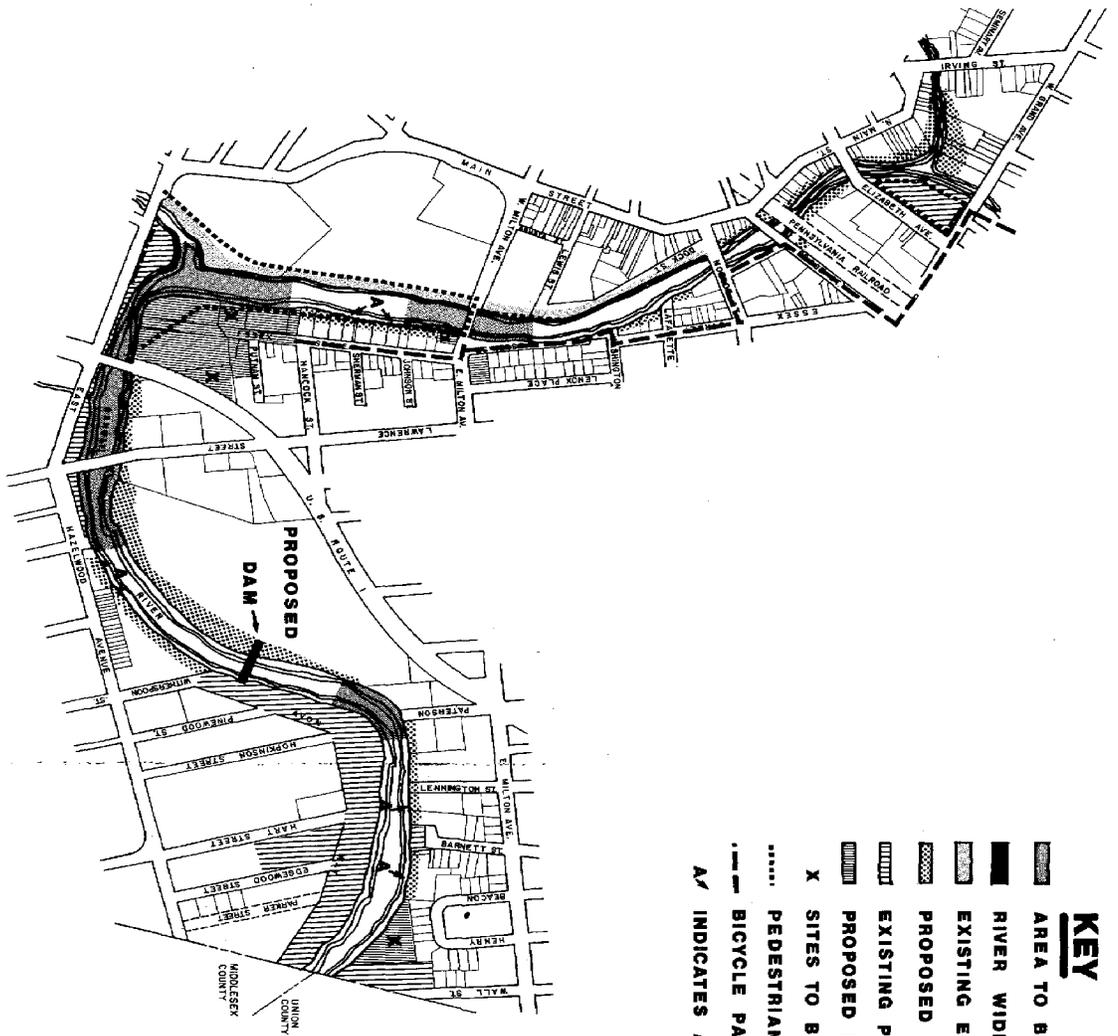
Implementation should be the responsibility of the City's Division of Community Development, which would delegate various recommended activities to the appropriate City Department through the Mayor's office.

CITY OF RAHWAY
NEW JERSEY

RAHWAY RIVERFRONT
STUDY

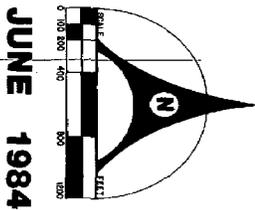


ROBERT E. ROSA ASSOCIATES
• Community Planning Consultants
• Landscape Architects
Woodbridge, New Jersey



KEY

- ▨ AREA TO BE DREDGED
- ▨ RIVER WIDENING AND REALIGNMENT
- ▨ EXISTING EASEMENT
- ▨ PROPOSED EASEMENT
- ▨ EXISTING PUBLIC RECREATION-CONSERVATION
- ▨ PROPOSED PUBLIC RECREATION-CONSERVATION
- X SITES TO BE ACQUIRED
- PEDESTRIAN PATHS
- - - BICYCLE PATHS
- ▲ INDICATES AREA FOR PUBLIC ACCESS

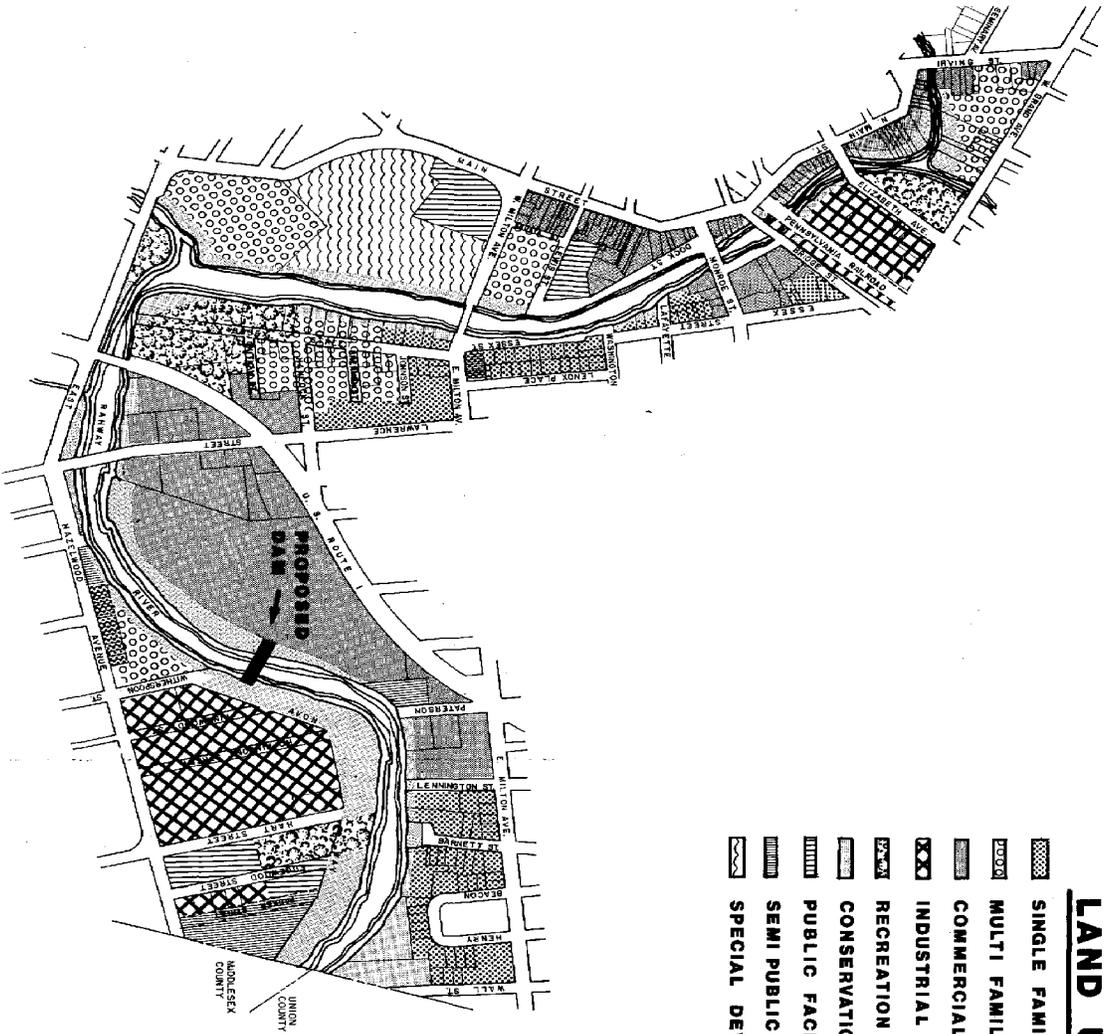


**OPEN SPACE, RECREATION
AND STREAM IMPROVEMENT**

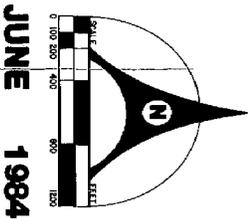


**CITY OF RAHWAY
NEW JERSEY**

**RAHWAY RIVERFRONT
STUDY**



- LAND USE KEY**
- SINGLE FAMILY
 - MULTI FAMILY
 - COMMERCIAL
 - INDUSTRIAL
 - RECREATION
 - CONSERVATION
 - PUBLIC FACILITY
 - SEMI PUBLIC FACILITY
 - SPECIAL DEVELOPMENT AREA



ROBERT E. ROSA ASSOCIATES
• Community Planning Consultants
• Landscape Architects
Woodbridge, New Jersey

**RAHWAY RIVERFRONT STUDY - PHASE II
PRELIMINARY SITE ANALYSIS**

RAHWAY RIVERFRONT STUDY - PHASE II
PRELIMINARY SITE ANALYSIS

Purpose

The "Rahway Riverfront Study - Phase II Comprehensive Development and Land Use Plan" identified one vacant site within the study area as meeting the conditions necessary for development of a new recreation facility that would meet the needs of neighborhood residents. The site is an approximate seven acre tract located at the south end of Essex Street. It is the purpose of this analysis to determine the physical limitations and potential of the site for development of various types of recreation facilities.

General Project Site Description

The site is irregularly shaped, somewhat like the profile of a pipe. It has approximately 2,100' of frontage on the Rahway River. It consists of two distinct areas - an upstream or northern portion and a downstream or southern portion.

The upstream portion of the site, from E. Milton Avenue south for a distance of 1,250', is approximately 150' in width. There are fifteen lots in this area, of which two are owned by the City and the remainder are privately owned. All but two lots in this area front on Essex Street and extend westward to the river. The remaining two front on E. Milton Avenue, one with river frontage, the other without. The eight northern most lots, which have a total of 600' of river frontage, are developed. All but one of the remainder are vacant or are utilized for vehicle or equipment storage.

The downstream or southern area of the site is more regularly shaped. It is situated on a sharp bend in the river and directly opposite the point where the South Branch of the Rahway River empties into the main body of the river. It is also directly opposite the Green Acres Acquisition Project - East Hazelwood Project II - which was completed in 1980. This section of the site has about 850' of river frontage and 1,600' of frontage on Route 1. It is bisected by Essex Street which is a paper street. All property within this area is City-owned with the exception of two lots. One of these lots has frontage on the river, the other has frontage on Route 1. This southern area measures approximately 450' x 500' and is approximately 5 acres.

Land uses on the site vary. The entire southern section of the site is vacant and has been used as a landfill. Four of the parcels on the northern end of the site are used for light industrial purposes, three are single family residential, one is two family residential, three are used for storage of equipment and vehicles, and one is vacant. Land uses in the vicinity of the site, across Essex Street, are light industrial towards the southern end of the site and single family residential towards the north. The Rahway Riverfront Study - Phase I has an existing land use map which shows land uses in the area.

Environmental Conditions

Topography

The northern portion of the site slopes gradually towards the river and then drops sharply at the river's edge. Topography in the southern part of the site is more complex due to the landfill. In this area, the surface of the filled area is generally level and drops sharply to marshy areas to the south and east, and the river to the west.

Although the sharp drops exist to both the river and marshy area, the average change in elevation is about 5' with a maximum of 8' in some areas. This poses some constraints but is not a major deterrent to recreational development.

Soils

The site consists primarily of urban land soils that do not pose any major constraints on development.

Vegetation

With the exception of the very southern portion of the site, there is no significant vegetation that would affect development potential of the site. The southern portion of the site consists of cattails in the tidal areas and a substantial stand of mixed deciduous trees that buffer the site from Route 1. Both of these vegetative areas should be preserved and utilized in the recreational development of the site.

Flood Plain and Floodway

The entire site is located within the State and Federal Flood Frontage Area as shown on Map #5 of the "Rahway Riverfront Study - Phase I". In addition, approximately three-fourths of the site is located within the floodway. This is a severe development restriction since it limits the construction of certain structures and facilities that could either be damaged by or impede the flow of flood waters.

Marsh

Approximately one and a half acres of the southern portion of the site consists of a marsh that is partially subject to tidal influence. This marshy area is located at the bend in the river and is 200' deep at its deepest and 420' wide at its widest point. Development of this area is very limited due to the frequent tidal flooding and wet soil conditions.

The portion of the marsh that is subject to tidal flooding is identified as Riparian Land which is under the jurisdiction of the State of New Jersey.

Man-made Conditions

Land Use

The land uses along Essex Street limit development of the Riverfront in that area. Acquisition, relocation and demolition costs for the residences and businesses in that area would significantly increase the cost of the project to the point where it would not be practical. Total acquisition costs of parcels in that area are estimated at \$440,000; relocation at \$100,000 to \$150,000; and demolition at \$50,000.

However, since most of the buildings within this area are set back from the river it would be practical to acquire and maintain an easement along the river bank for maintenance and protection purposes.

Development of the remainder of the site for park purposes would not conflict with other land uses in the area which include industrial, commercial and residential.

Landfill

The landfill at the southern end of the site is about two acres in size and ranges between 3' and 7' deep. It consists of clean fill including concrete, asphalt, bricks, and soil, as well as some wood and metal materials. It would not be cost affective to remove the fill in its entirety. A better approach would be to remove the surface debris in the area, stabilize the embankment and develop the fill area as a playfield or open field.

Access

Access to the site is via Essex Street for both pedestrians and vehicles. If the park is developed in a manner that would encourage people to come in cars, an on-site parking area should be provided. In addition, Essex Street should be improved, since it is now only partly improved.

Recommendations

The development potential of the site is largely controlled by the existing conditions of the site. Controlling factors include: The location of most of the site in the floodway; the marsh and riparian lands at the south end of the site; the fill areas; and the land uses along Essex Street. In some ways these factors are limiting, in some ways they actually enhance the recreation potential of the site. The following considerations should be given to any site design:

1. Due to the site's location in a floodway no structures should be constructed on the site that would impede the flow of flood waters or be damaged by floodwaters. Such structures would include buildings, large play structures, fences and similar items.
2. The marsh area should be preserved in its current state. Access could be gained to the area via an elevated catwalk or similar structure that would not impede water flow or damage the marsh.
3. The fill area should be cleaned up and stabilized. Large fill materials and those subject to decay should be removed from the site. The fill area is not large enough for regular field sports such as baseball, soccer or football, but could be utilized as an open field.
4. Other facilities that could be suitable for the site would include: walks and paths; picnic tables and sitting benches that are firmly anchored; direct access points to the river; a launching ramp for small boats and canoes; small play apparatus located at higher elevations; a small parking area; and signage where necessary.
5. A maintenance easement should be established along the river bank at the northern end of the site beginning at a point opposite Hancock Street.
6. Significant landscaping, consisting of trees, and shrubs that are indigenous to riverfront settings should be included in any site development except in those areas such as the marsh which should not be disturbed.
7. Depending upon the speed with which the project is to proceed, development within the riparian lands should be avoided or title to those lands should be acquired from the State.
8. Essex Street should be improved to a point necessary to provide proper vehicular access. The remainder of Essex Street should be vacated.
9. The two privately owned parcels in the southern part of the site should be acquired.

Conclusion

Development of the site for recreational purposes is suitable for that of a principally passive park with some moderate activities such as fishing, picnicking, running and an open play field. There is no other park located within the study area that offers these facilities and this is the last large, suitable vacant tract of land within the study area. For these reasons it is recommended that the City pursue the development of this parcel for park purposes.

**RAHWAY RIVERFRONT STUDY - PHASE II
ESSEX STREET RIVERFRONT PARK
ENVIRONMENTAL ASSESSMENT**

RAHWAY RIVERFRONT STUDY - PHASE II
ESSEX STREET RIVERFRONT PARK
ENVIRONMENTAL ASSESSMENT

Introduction

The City of Rahway has undertaken a study for the purpose of upgrading and preserving the tidal segment of the Rahway River within Rahway and improving public access to the same segment of the river. One phase of the study involved the selection of a specific site within the study area and the development of a park on that site. The site selected is located at the southern end of Essex Street at a point where the river makes a right angle turn from a southerly flow to an easterly flow. This environmental assessment is an analysis of the existing environmental factors affecting the site, the proposed park design, and how they will affect one another.

Prior to preparation of this environmental assessment, during the preparation of the "Rahway Riverfront Study-Phase I", the "Rahway Riverfront Study-Phase II Comprehensive Development and Land Use Plan", the "Rahway Riverfront Study-Phase II Preliminary Site Analysis", and the "Essex Street Riverfront Park Green Acres Application", a number of environmental factors were identified, described, analyzed and taken into consideration with regard to the design of the Essex Street Riverfront Park.

Project Description

The project will involve both acquisition and development.

The acquisition phase of the project will include acquisition in fee simple as well as the acquisition of maintenance easements. Two parcels will be acquired in fee simple. These are: Block 135 - Lots 23, 25, 27, 29, 31; and Block 159 - Lot 17. The Block 135 parcel is approximately 15,000 sq.ft. in size and has 150' of frontage on the river. The Block 159 parcel is triangular shaped, approximately 41,000 sq.ft. in size, and has no river frontage. It is an integral part of the site and has some existing vegetation, including swamp grass and a stand of trees, that is significant. It has frontage on Route 1 and could be developed commercially if not acquired, which could adversely impact the remainder of the tract. This parcel also has a billboard on it that would be removed in order to open up a better view of the river from Route 1.

Maintenance easements will be acquired along the entire length of the riverfront downstream of E. Milton Avenue. The easements will be permanent and be 25' wide beginning at the top of the river bank. These easements will be acquired on the following properties: Block 135 - Lots 1 and 3; Block 134 - Lots 1, 3, 5, 7, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49 and 51. These lots occupy 850' of riverfront. It should be noted that, although there are twenty-seven tax lots, there are only twelve separate parcels due to single ownership of adjacent tax lots.

The purpose of site development will be to preserve the natural character of undisturbed portions of the site; restore disturbed portions of the site; increase public access to the river and wetland areas; and improve the appearance of the river bank.

Within the easement area, development will include: cleaning up of the river bank; the planting of additional trees and shrubbery; and the removal of fencing, and vehicle and equipment storage. The purpose of the development in this area is to insure the stability of the river bank, improve the appearance of the river bank as it is seen from E. Milton Avenue and the dike on the opposite side of the river, prevent any further vehicle or equipment storage at the edge of the river, and to prevent any further dumping of materials into the river.

Site development south of the maintenance easement will have several purposes. These are: Where practical, restore the site to its natural state or to a condition where natural succession will eventually return it to its natural state; improve the appearance of the remainder of the site; provide increased public access to the river and adjacent marshy areas; provide recreational opportunities that are compatible with or related to the waterfront nature of the site. All facilities at the site will be accessible to the disabled. Specifically the development will include:

1. A system of linear paths consisting of compacted stone dust. Paths will be 7' wide and will have benches located at points that afford good views of the river. The path system will be between 0.4 and 0.5 miles long.
2. The construction of two wooden platforms extending out over the river at points along the walkway. These platforms will provide access to the river for fishing as well as passive recreational opportunities that would not otherwise be practical due to the nature of the river bank. They will also provide access to the water where it would not otherwise be possible for disabled persons.
3. The construction of a 600' long wooden walkway over the existing tidal marsh area at the southern end of the site. This walkway will have five 100 sq.ft. observation decks and will also be accessible to the disabled. It will be used for both recreational and educational purposes.
4. The installation of five fitness stations along the path system. A minimum of two of the fitness stations will be designed specifically for use by the disabled and the remaining three will be accessible to the disabled if not specifically designed for their use.
5. The construction of an open level, grassed field, approximately 250' in diameter in the area of the site that has been filled to a point where removal of the fill is not practical. The path system will run along the perimeter of this field and the fitness course will be located along the path in this area.
6. The construction of a small picnic area.

7. The construction of a small parking area to serve the site. The parking area will be asphalt, in order to insure a smooth surface for the disabled, but will not be curbed because of the site's location in a floodway and to minimize site disturbance. A heavy wooden rail fence will be constructed around the parking area to contain the cars.
8. The construction of a controlled access boat ramp in the vicinity of the parking area in order to facilitate the launching of small boats and canoes into the river. Access will be controlled for only those boats that must be launched from a trailer. Hand-launched boats and canoes will not be controlled. There are two reasons for the controlled access:
1) Some sort of barrier is necessary in order to prevent cars from inadvertently driving into the river; 2) The depth of the river is not suitable at low tide for use by larger boats but will be suitable for some at a future date once the dam is constructed downstream.
9. The construction of a heavy wooden guardrail fence in areas where access could be gained to the site for purpose of dumping in order to control dumping.
10. The installation of trees and shrubs of a type, size and quantity compatible with the site, its surroundings and proposed development of the site.

Description of the Environment

General Site Description

The site is located in an urban environment bounded by Route 1 to the southeast, the Rahway River to the south and west, Milton Avenue on the extreme north and Essex Street as well as industrial and commercial uses to the east. The southern 5 acres of the site is vacant and has been partially used as a clean fill dump site. The northern portion of the site is about 150' wide between Essex Street and the river and has about 1,250' of frontage on the river. Land uses in this northern area consist of a mixture of residential and industrial uses.

Topography

The overall topography of the site is gently sloping in a westerly and southwesterly direction. Steep slopes exist: Along Route 1 where the site slopes up to the highway for a vertical rise of 10' with a maximum slope of about 25%; along the river edge opposite Essex Street where the land drops between 3' and 6' to the river with slopes up to 50%; and around the edge of the fill area where the slope drops from 2' to 7' at up to 25%.

Vegetation

Only two areas of significant vegetation exist on the site. These are cattails and marsh grasses located in the marsh area, and a stand of deciduous trees located adjacent to Route 1. The

remaining vacant areas of the site are generally devoid of vegetation. Developed areas of the site consist primarily of grasses, deciduous trees and shrubs that are common to developed land in the area.

Animal Life

Most of the animal life on the site is associated with the river and marsh area. It includes water animals such as crabs, toads and turtles. In addition the habitat is suggestive of muskrats, some forms of snakes and small rodents. There is evidence that a substantial number of rats inhabit the rubble in the area of the land fill. No rare or endangered species of wildlife have been identified.

Soils

Soils on the site are Haledon Urban Land and Haledon Variant Assoc., both of which are Urban Land soils that have variable characteristics due to prior and existing development. Topsoil exists only in those areas of the site that are currently developed or heavily vegetated.

Water Quality

The quality of the river water adjacent to the site is fair to poor according to the New Jersey Department of Environmental Protection. It is classified TW-2 which means the water is suitable for recreation activities where the probability of significant contact or water ingestion is minimal and includes but is not limited to boating, fishing, and those other activities involving limited contact with surface waters incident to shoreline activities. The TW-2 classification waters are also suitable for the propagation and maintenance of fish populations; the migration of anadromous fish (fish that spend a part of their lives in the sea or lakes, but ascend rivers to spawn); the maintenance of wildlife and other reasonable uses.

Wetlands and Riparian Land

A portion of the site approximately 2.5 acres in size, located at the southern end of the site by the bend in the Rahway River, is identified as wetlands by the U.S. Department of Interior and the State of New Jersey. This area is marshy and approximately one-third is subject to tidal flooding and identified as riparian land. A riparian grant from the State will not be required since no development will occur within the area defined as riparian land.

Floodplain and Floodway

The Rahway Riverfront Study Phase I shows that the entire site is floodplain. All but a small portion of the site is located in the floodway.

Socio/Economic Conditions

The City of Rahway is a financially stable community with a population of approximately 27,000. The minority population is approximately 16%. Median income in 1979 was \$21,356 for households and \$24,614 for families.

The project is located in a neighborhood that has a population of 3,614 persons of which 50% are minority. Median household income is \$21,737 which exceeds the City average while median family income is \$24,087 which is less than the City average. There is currently only one small park within the subject neighborhood.

Noise

The site is located adjacent to Route 1 and is therefore subject to some noise from traffic. The full impact of this noise is reduced because the highway is elevated between 6' and 14' for the entire length of the site, and due to the existing vegetation along the eastern edge of the site.

Historical and Archaeological Sites

There are no historical or archaeological sites in close proximity to the subject site.

Future Trends and Projections

The site and surrounding area have been essentially stable for over 10 years with regard to environmental conditions.

Current trends and projections include: The gradual improvement of the water quality, as documented in the Rahway Riverfront Study - Phase I; the eventual elimination of industrial uses adjacent to the Rahway River; and improvements to Route 1 which, as it currently is planned, will not impact the site.

Environmental Impact and Mitigating Measures of Proposed Action

Environmental impacts are measured both in terms of the impact of a project on existing or anticipated future conditions, and the impact of existing and anticipated future conditions on a project or the potential users of that project.

The Essex Street Riverfront Park Project is a very low profile project both in terms of the extent of development and the intended recreational uses of the site. Many potential negative environmental impacts were anticipated during the planning and design process and were avoided. Consequently the project will have no impact on the following factors that were discussed in the previous section of this report: water quality, riparian lands, and historical and archaeological sites.

The project will have an impact on the following items. Impacts and mitigating measures are discussed in this section.

Topography

The project will alter the topography slightly in the following manner: Minor changes in grades will be necessary to facilitate the path system; the surface of the landfill area will be cleared and leveled; the slope of the embankment around the landfill area will be reduced and stabilized by removing some material at the top of the slope - no fill will be added at the bottom; a cut will be made in the river embankment to allow for the boat ramp.

These changes will not affect drainage patterns on the site or in its vicinity, nor will any fill be added in the floodplain or floodway. The most significant of these site alterations will be the cut in the river bank for the boat ramp. This cut must be properly stabilized during and after construction in order to prevent erosion.

Vegetation

The project will not alter the significant vegetation located within the wetlands area or along Route 1. Some vegetation located along the river bank parallel to Essex Street will be removed. This will be limited to that vegetation which is unhealthy and that which is located where the boat ramp will be constructed. A significant amount of vegetation will be added to the site in areas where there currently is none. This vegetation will consist of plants and trees that are indigenous to the area and similar environments, and turf grasses. Consequently, the proposed project will have no significant impact on vegetation.

Animal Life

Due to the minimal development of the site, the only animal life that will be impacted will be the rats that inhabit the land fill area. These animals should be exterminated prior to construction in order to prevent their scattering to developed properties adjacent to the site. A long range benefit of the project will be the creation of an environment that is suitable for habitation by additional wildlife and preservation of the existing environment which might otherwise be significantly altered by commercial or residential development of portions of the site.

Soils

The poor quality of the soils on the site will affect the growth of any turf grasses, trees and shrubs that are planted on the site. In order to overcome this problem, a 4" layer of topsoil will be placed on all areas of the site that are to be planted. Since the site is within a floodplain and floodway, this will require removal of a 4" layer of existing soil in affected areas in order to avoid a net fill. The final design specifications should indicate that this removal be done only to the extent that existing vegetation will not be damaged by soil removal. This will result in a few areas where topsoil will not be adequate.

However it is a tradeoff that is necessary to preserve existing vegetation.

Wetlands

The only development in the wetlands will be the construction of an elevated wooden walkway. The final design specifications should be done in a manner that will ensure that the wetlands will not be disturbed in any significant manner during construction. The walkway will not impact the wetlands after construction.

Floodplain and Floodway

The project has been designed in a manner so as not to impede the flow of water within either the floodplain or floodway. Due to the removal of materials within the land fill area and the minor reduction in its size, there will be a reduction of fill within the floodway. Permanent structures are all planned with the intent of limiting any impediment to water flow. Solid structures such as buildings and solid or chain link fences, have not been proposed. Those structures that are proposed include picnic benches, a wood rail fence, wooden exercise stations, an elevated wooden walk, and wooden platforms are all designed to allow water to flow through them during periods of flooding. It is anticipated that occasional damage will occur to some park facilities in the event of heavy flooding. This is unavoidable and can be mitigated through proper design of the facilities.

Socio/Economic Conditions

The proposed park will not impact the racial mix or economic levels of residents in the City as a whole or in the immediate neighborhood. The park should improve property values in the immediate neighborhood by eliminating the dump. It will also provide a park in the neighborhood which is lacking sufficient recreational facilities.

Noise

Noise generated by traffic on Route 1, although reduced in part by the elevation of the highway and existing vegetation, could be disturbing to park users at times. Facilities at the park have been kept away from the highway to reduce this possibility. Additional plantings should also be installed where possible between the highway and park facilities to further reduce noise.

Adverse Impacts Which Cannot Be Avoided

The philosophy behind the park design is such that adverse environmental impacts were avoided as a matter of design policy. Consequently few adverse environmental impacts have been identified. Those that have been are minimal and include:

1. The cutting into the river bank for the construction of a boat ramp. This can be almost totally mitigated by proper construction methods and design; however, some existing vegetation will be lost and some minor erosion will occur during construction.
2. A few areas of the site will exist where proper topsoil cannot be spread without destroying existing vegetation or filling in the floodplain. These areas can be kept to a minimum through on-site decisions during the construction phase but they cannot be eliminated altogether.
3. Periods of heavy flooding could result in damage to some facilities at the site. Facilities should be designed: To withstand such flooding; and in a manner in which they could be easily repaired. It should also be noted that the site has not flooded since the Army Corps of Engineers constructed a flood control project on the Rahway River in the late 1960's.
4. Noise from Route 1, although not a hazard, could tend to be an annoyance at times. Its impact has been somewhat reduced by keeping facilities away from the highway and additional plantings, but it cannot be eliminated.

Environmental Tradeoffs Involved in Proposed Action

The benefits of the proposed park far outweigh the adverse impacts of the project. Adverse impacts were described in the previous section of this report. Benefits include:

1. The improvement and stabilization of the river bank parallel to Essex Street.
2. The preservation of existing environmentally sensitive areas of the site including the wetlands.
3. The restoration of the landfill area to the point that it can be utilized for recreational purposes and is aesthetically attractive.
4. The provision of access to the Rahway River in an area where access is difficult. Access will be provided for ambulatory and handicapped individuals, as well as boats.
5. The provision of a picnic area, paths, an exercise trail and sitting benches for use by the public.

Alternative To The Proposed Action

Alternatives to the project were very limited due to the unavailability of other sites within the area. The alternatives consisted of doing no project at all, developing only a portion of the site, phasing development over a number of years, and constructing various levels of recreational facilities at the site. An analysis of these alternatives

is as follows:

No Project

This is not an acceptable alternative since the site is currently a detriment to the immediate neighborhood and not suitable for residential, commercial or industrial development.

Develop Only A Portion of the Site

This alternative was seriously considered and is still an option if sufficient funds are not available for the project as presented. This was not selected as the first alternative due to the small size of the site, the proximity to the river and the presence of the wetlands. It was felt by the City that the sensitive areas, including the wetlands and river bank would be better protected if the entire site were developed.

Phasing

This alternative was also seriously considered and is still an option. It was not selected as the first alternative due to the fact that it is generally less expensive to undertake one large construction project rather than several smaller ones, and would also result in less disruption of the environment.

Various Levels of Recreational Facilities

During the initial design phase of the project, a variety of levels of recreational facilities were explored. These included designs with more facilities and designs with less facilities than proposed.

The designs with more facilities than proposed were not acceptable because there was either not adequate land available or the facilities had a potential adverse impact on the sensitive areas of the site.

Designs with fewer facilities were rejected due to the fact that they are not as cost effective as the proposed design. This is due to the fact that the bulk of the cost of development relates to site clearance and restoration, rather than facilities. It did not make good financial sense to develop a site for \$500,000 that few people would use.

Consultations

The project has been undertaken in coordination with a number of Municipal, County and State Agencies. The principal agency involved is the N.J. Department of Energy which funded a two-phased study described earlier in this narrative. The preparation of this application is actually a part of the scope of services of that study.

Other agencies were consulted with regard to this project and have voiced their support and approval. These include:

County of Union - Department of Planning and Engineering
Rahway Downtown Businessman's Association
Rahway Board of Education
Rahway Recreation Department
Rahway Historical Society*
Rahway Planning Board
Rahway Housing Authority
Rahway Division of Community Development

Public opinion and input was received primarily through liaison with these agencies and community groups. One public hearing was held, the minutes of which are attached. No members of the public participated, which is not an uncommon occurrence in Rahway. In order to counter this lack of public participation at public hearings, the City has centered its public participation program around the above listed agencies and community groups.

Minutes of Public Hearing
on
Essex Street Riverfront Park
Rahway, N.J.

Date: March 19, 1984

Time: 7:00 P.M.

Location: Rahway City Hall

Attending: Mr. James Higgins - Robert E. Rosa Associates
Mr. Thomas Connell - City of Rahway Director of Community
Development
Mr. Richard Gritschke - City of Rahway Director of
Recreation

The meeting was called to order at 7:10 P.M. in order to allow any members of the public, who might be late, to attend. A discussion was held by the three officials present regarding the feasibility of a walkway along the 25' easement area. All present expressed concern over the feasibility of such a walk and the invasion of privacy and security problems that may accompany such a walk. Based on past experience, it was decided that the residents and business owners would not approve of such a walk for privacy and security reasons. Consequently, a decision was made at this time to eliminate the walkway.

The meeting was adjourned at 7:30 P.M.


James W. Higgins

APPLICATION FOR
GREEN ACRES FUNDING
ESSEX STREET RIVERFRONT PARK
CITY OF RAHWAY
NEW JERSEY



THE CITY OF RAHWAY, NEW JERSEY

OFFICE OF THE MAYOR

DANIEL L. MARTIN
MAYOR

March 29th, 1984

Mrs. Hermia Lechner, Director
Green Acres Program
State of New Jersey
Department of Environmental Protection
CN 404
Trenton, New Jersey 08625

Dear Mrs. Lechner,

Attached is the City's Green Acres application for the Essex Street Riverfront Park.

We cannot emphasize enough how important this project is to our community. It is an integral part of the overall plan for the area and will result in significant recreational, aesthetic, economic, and community development benefits. That is why the improvement of this riverbank has always been a part of the City's Urban Renewal Plan and Master Plan.

As you may know, this project area is in the last remaining developable area of the community and is in the heart of the City. The development studies for this area indicate that it is mandatory to the aesthetic and economic improvement of Rahway that this riverbank be improved.

If you need more specific details as to how crucial this project is to our urban community, please do not hesitate to contact us. I believe it will be a model project for the New Jersey Green Acres program and the City to point to with pride for many years to come.

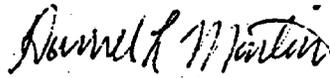
Finally, the successful implementation and completion of this project will undoubtedly enhance and increase citizen utilization and enjoyment of the area, as well as improve the landscape on two of Union

County's most heavily travelled east-west arteries (Milton and Hazelwood Avenues).

We sincerely request your approval of this application and your cooperation in furthering a vital component of improving our community.

Thank you.

Very truly yours,



Daniel L. Martin
Mayor

vkd

GREEN ACRES LOCAL PROGRAM PRE-APPLICATION FORM

Applicant Name: City of Rahway

Organization Unit: Office of the Mayor

Street/P.O. Box: City Hall Plaza

City: Rahway

County: Union

Zip Code: 07065

Current Population (estimate): 27,000

Contact Person (name and address): James Higgins - Robert E. Rosa Associates
510 Amboy Avenue
Woodbridge, N.J. 07095

Phone: 201-636-7575

Project Name: Essex Street Riverfront Park

Total Cost: \$621,470.00

Type: Acquisition Development

Acreage: 6.0 Acres

Request (check): Loan Grant (available to urban aid and acquisition projects only)

ENABLING RESOLUTION

RESOLUTION OF THE CITY OF RAHWAY, N.J.

No. AR-46-84

Date of Adoption Mar. 12, 1984

TITLE:

RESOLUTION AUTHORIZING THE FILING OF A PRE-APPLICATION FORM FOR GREEN ACRES FUNDS

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified to by

Corporation Counsel

Title

Councilman _____

Presents the following Resolution:

WHEREAS, the New Jersey Green Acres and Recreation Opportunities Act provides for the making of loans and grants by the Commissioner of Environmental Protection to local units of government for assistance in the acquisition and development of lands for outdoor recreation/conservation purposes; and

WHEREAS, the Commissioner of Environmental Protection has solicited preapplication information from City of Rahway in accordance with section 7:36-1.4 (c) of the Green Acres Rules and Regulations of the New Jersey Administrative Code;

WHEREAS, the Commissioner of Environmental Protection requires that the pre-application form be submitted prior to March 31, 1984; and

WHEREAS, the Commissioner of Environmental Protection will prepare an annual statewide Program of Action for the disbursement of grant funding from the local responses submitted; and

WHEREAS, the City of Rahway desires to acquire and develop lands known as follows:

For Acquisition: Block 135, Lot 23 through Lot 31; Block 159, Lot 17; and portions of Block 135, Lot 1 and Lot 3 and Block 134, Lot 1 through Lot 51.

For Development: All the above stated blocks and lots, and additionally; Block 135, Lot 5 through Lot 21; Block 135, Lot 33 through Lot 55; and Block 158, Lot 3 through Lot 20.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF RAHWAY AS FOLLOWS:

- 1) That the 1984 pre-application be submitted to the Commissioner of Environmental Protection.
- 2) That Mayor is hereby authorized and directed to:
 - Execute and file such form with the Commissioner of Environmental Protection
 - Provide additional application information
 - Furnish such documents as may be required
 - Act as the authorized correspondent of the City of Rahway.

Mar. 12, 1984

VERIFIED TRUE COPY
[Signature]
City Clerk

COST ESTIMATES

ACQUISITION COST ESTIMATES

<u>Parcel</u>	<u>Block</u>	<u>Lot</u>	<u>Est. Cost</u>
1	135	23,25,27,29,31	10,000
2	159	17	15,000
3	135	1,3	4,000*
4	134	1,3,5	11,000**
5	134	7,9	5,000
6	134	11,13,15	10,000
7	134	17,19	5,000
8	134	21,23	7,500
9	134	25,27,29	7,500
10	134	31,33,35	6,000
11	134	37,39	6,000
12	134	41,43	7,100
13	134	45,47,49	8,000
14	134	51	4,000
TOTAL ACQUISITION COST			106,100

* See Attached "Mayors Appraisal Committee" Memorandums. The easement estimate inadvertently omitted parcel 3.

** If appraisals indicate that fee simple acquisition of this parcel is no more expensive than easement acquisition, it will be acquired in fee simple.



DEPARTMENT OF ASSESSMENTS
OFFICE OF THE ASSESSOR
CITY HALL PLAZA
RAHWAY, NEW JERSEY 07065

THOMAS V. LUBY, JR.
Director of Assessments
and Tax Assessor

TELEPHONE
201-381-8000

To: Joseph M. Hartnett, Business Administrator

From: Mayor's Appraisal Committee

Date: February 2, 1984

RE: Land Value Block 135 Lot's 23,25,27,29 & 31
Block 159 Lot 17

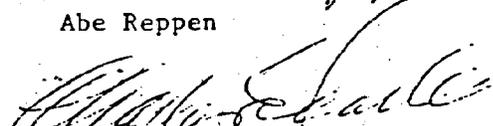
The Mayor's Appraisal Committee has placed a value of \$10,000 on the land known as Block 135 Lot's 23,25,27,29 and 31.

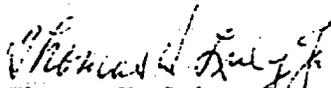
The land has a frontage of 150 feet on Essex Street. Average depth of the land is 147 feet. It contains approximately 22,130 square feet or 0.5 acres.

The property known as Block 159 Lot 17 has a value of \$15,000. The land is triangular shape with 390.74 feet facing State Highway Route No. 1. It contains approximately 37,020 square feet or 0.8 acres.

Appraisal Committee:


Abe Reppen


Charles E. Searles


Thomas V. Luby, Jr.

TVL/pw

TO: Joseph M. Hartnett, Business Administrator

FROM: Mayor's Appraisal Committee

DATE: March 19, 1984

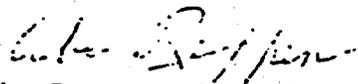
REASON : Easement along Essex Street

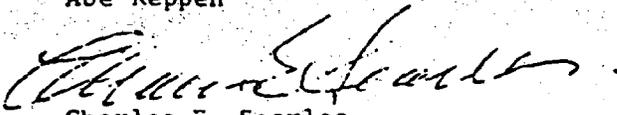
The Mayor's Appraisal Committee has placed a value of \$81,500 for the 25 foot easement along the Rahway River.

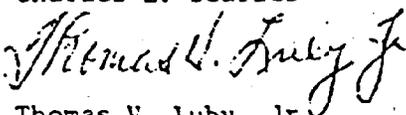
The easement abutting the Rahway River extends through all Lots in Block 134.

Approximate area in the 25 foot easement is 20,375 S.F. or 0.47 acres.

Appraisal Committee:


Abe Reppen


Charles E. Searles


Thomas V. Luby, Jr.

ESSEX STREET RIVERFRONT PARK
COST ESTIMATE
 March 27, 1984

ITEM

TOTAL COST

UNIT COST

QTY

I Demolition removal and site clean-up.

A. Remove asphalt, concrete and brick rubble; trash and miscellaneous debris. Haul approximately 20 miles and dump at certified landfill.	3,365 CY	\$ 33.00/CY	\$ 111,045.00
B. Clear and grub light existing vegetation; chip load and haul approximately 20 miles.	2,250 SY	\$ 1.50/SY	\$ 3,375.00
C. Clean riverbank by: Removing 80% of existing, damaged and unsightly weed trees; Pruning remaining trees; remove, haul and dump trash and debris; and dress up slope.	1,500 LF	\$ 17.00/LF	\$ 25,500.00

SUB-TOTAL PART I \$ 139,920.00

II Sitework

A. Construct new asphalt parking area per City of Rahway Standards.	300 SY	\$ 20.00/SY	\$ 6,000.00
B. Grading to lessen existing, steep, fill area slope to 3:1 and smooth off site to provide positive surface drainage.	3,200 CY	\$ 4.80/CY	\$ 15,360.00

Cost Estimate

<u>ITEM</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
C. Construct new 6" thick reinforced concrete boat ramp.	800 SF	\$ 8.00/SF	\$ 6,400.00
D. Construct steel edged, stone dust jogging/walking paths and exercise trail, 7' wide.	2,200 LF	\$ 11.55/LF	\$ 25,410.00
<u>SUB-TOTAL PART II</u>			<u>\$ 53,170.00</u>

III Site Amenities

A. Furnish and install; permanently mounted picnic tables and benches.	6	\$ 850.00/Ea.	\$ 5,100.00
B. Construct 400 sq.ft. cantilevered, wood, riverfront observation decks with attached wooden walk, with integral benches and railings.	2	\$3,300.00/Ea.	\$ 6,600.00
C. Furnish and install; a 10 station, 5 structure, wood exercise course with 11 signs.		Lump Sum	\$ 10,000.00
D. Construct; a decked, wooded 'Marsh Walk' with 5, 100 SF observation decks and 600 LF of 6' wide walkway.		Lump Sum	\$ 78,100.00
E. Furnish and install; park signage.	3	\$ 550.00/Ea.	\$ 1,650.00
F. Furnish and install; wooden post and rail fence.	600 LF	\$ 15.00/LF	\$ 9,000.00

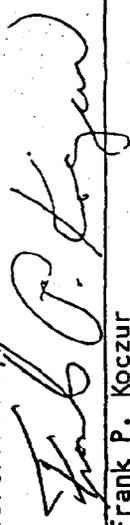
Cost Estimate

<u>ITEM</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
G. Furnish and install; permanently mounted wooden benches.	8	\$ 900.00/Ea.	\$ 7,200.00
H. Furnish and install; permanently mounted wooden litter baskets.	9	\$ 300.00/Ea.	\$ 2,700.00
<u>SUB-TOTAL PART III</u>			\$120,350.00

IV Landscape Development

A. Furnish and install; Deciduous Trees at an average size of 3"-3½" caliper.	90	\$ 420.00/Ea.	\$ 37,800.00
B. Furnish and install; Evergreen Trees at minimum height of 6'-8'.	170	\$ 300.00/Ea.	\$ 51,000.00
C. Furnish and install; Flowering Trees at 2"-2½" caliper.	40	\$ 275.00/Ea.	\$ 11,000.00
D. Furnish and install; shrubs in variety.		Lump Sum	\$ 5,000.00
E. Un-screened topsoil, in place, 6" uncompact thickness.	1,900 CY	\$ 12.00/CY	\$ 22,800.00
F. Prepare, fertilize and seed all lawn and disturbed areas.	100,200 SF	\$.15/SF	\$ 15,030.00
<u>SUB-TOTAL PART IV</u>			\$142,630.00

Certified By:



Frank P. Koczur
N.J. P.E. License #10024

GRAND TOTAL I - IV
\$456,070.00
Add 13% Engineering Fees
\$ 59,300.00

TOTAL PROJECT COST
\$515,370.00

PROJECT NARRATIVE

PROJECT NARRATIVE

Introduction

The Essex Street Riverfront Park Project is a combination acquisition and development project of a 6 acre parcel along the Rahway River between U.S. Route 1 and E. Milton Avenue. Two parcels will be acquired in fee simple and 25' wide maintenance and access easements will be acquired on twelve additional parcels which have a total of 950' of river frontage.

The project is directly and indirectly related to other development activity within the City and, as such, is the most important Riverfront development project in the City since the U.S. Army Corps of Engineers construction of dikes in the late 1960's. This aspect of the project will be expanded upon later in this narrative.

General Project Site Description

The site is irregularly shaped, somewhat like the profile of a pipe. It has approximately 2,100' of frontage on the Rahway River. The upstream portion of the site, from E. Milton Avenue south for a distance of 1,250' is long and narrow, being approximately 150' in width. All but two lots in this area front on Essex Street and extend back to the river. The remaining two front on E. Milton Avenue, one with River frontage, the other without. The eight northern most lots, which have a total of 600' of river frontage, are developed. All but one of the remainder are vacant or are utilized for vehicle or equipment storage. There are fifteen lots in this area, of which two are owned by the City and the remainder are privately owned.

The downstream or southern area of the site is more regularly shaped. It is situated on a sharp bend in the river and directly opposite the point where the South Branch of the Rahway River empties into the main body of the river. It is also directly opposite the Green Acres Acquisition Project - East Hazelwood Project II - which was completed in 1980. This section of the site has about 850' of river frontage and 1,600' of frontage on U.S. Route 1. It is bisected by Essex Street which is a paper street and will be vacated as a part of this project. All property within this area is City-owned with the exception of two lots. One of these lots has frontage on the river, the other has frontage on U.S. Route 1. This southern area measures approximately 450' x 500' and is approximately 5 acres.

Land uses on the site vary. The entire southern section of the site is vacant. Four of the parcels on the northern end of the site are used for light industrial purposes, three are single family residential, one is two family residential, three are used for storage of equipment and vehicles, and one is vacant. Land uses in the vicinity of the site, across Essex Street, are light industrial towards the southern end of the site and single family residential towards the north. The attached Rahway Riverfront Study - Phase I has an existing land use map which shows land uses in the area.

Project Description

The project will involve both acquisition and development.

The acquisition phase of the project will include acquisition in fee simple as well as the acquisition of maintenance easements. Two parcels will be acquired in fee simple. These are: Block 135 - Lots 23,25,27,29,31; and Block 159 - Lot 17. The Block 135 parcel is approximately 15,000 sq.ft. in size and has 150' of frontage on the river. The Block 159 parcel is triangular shaped, approximately 41,000 sq.ft. in size, and has no river frontage, it is an integral part of the site and has some existing vegetation, including swamp grass and a stand of trees that is significant. It has frontage on Route 1 and could be developed commercially if not acquired, which could adversely impact the remainder of the tract. This parcel also has a billboard on it that would be removed in order to open up a better view of the river from Route 1.

Maintenance easements will be acquired along the entire length of the Riverfront downstream of E. Milton Avenue. The easements will be permanent and be 25' wide beginning at the top of the river bank. These easements will be acquired on the following properties: Block 135 - Lots 7 and 3; Block 134 - Lots 1,3,5,7,11,13,15,17,19,21,23,25,27,29,31,33,35,37,39,41,43,45,47,49 and 51. These lots occupy 850' of Riverfront. It should be noted that, although there are 27 tax lots, there are only twelve separate parcels due to single ownership of adjacent tax lots.

The purpose of site development will be to preserve the natural character of undisturbed portions of the site; restore disturbed portions of the site; increase public access to the river and wetland areas; and improve the appearance of the river bank.

Within the easement area, development will include: cleaning up of the river bank; the planting of additional trees and shrubbery; and the removal of fencing, and vehicle and equipment storage. The purpose of the development in this area is to insure the stability of the river bank, improve the appearance of the river bank as it is seen from E. Milton Avenue and the dike on the opposite side of the river, prevent any further vehicle or equipment storage at the edge of the river, and to prevent any further dumping of materials into the river.

Site development south of the maintenance easement will have several purposes. These are: Where practical, restore the site to its natural state or to a condition where natural succession will eventually return it to its natural state; improve the appearance of the remainder of the site; provide increased public access to the river and adjacent marshy areas; provide recreational opportunities that are compatible with or related to the waterfront nature of the site. All facilities at the site will be accessible to the disabled. Specifically the development will include:

1. A system of linear paths consisting of compacted stone dust. Paths will be 7' wide and will have benches located at points that afford good views of the river. The path system will be between 0.4 and 0.5 miles long.

2. The construction of two wooden platforms extending out over the river at points along the walkway. These platforms will provide access to the river for fishing as well as passive recreational opportunities that would not otherwise be practical due to the nature of the river bank. They will also provide access to the water where it would not otherwise be possible for disabled persons.
3. The construction of a 600' long wooden walkway over the existing tidal marsh area at the southern end of the site. This walkway will have five 100 sq.ft. observation decks and will also be accessible to the disabled. It will be used for both recreational and educational purposes.
4. The installation of five fitness stations along the path system. A minimum of two of the fitness stations will be designed specifically for use by the disabled and the remaining three will be accessible to the disabled if not specifically designed for their use.
5. The construction of an open level, grassed field, approximately 250' in diameter in the area of the site that has been filled to a point where removal of the fill is not practical. The path system will run along the perimeter of this field and the fitness course will be located along the path in this area.
6. The construction of a small picnic area.
7. The construction of a small parking area to serve the site. The parking area will be asphalt, in order to insure a smooth surface for the disabled, but will not be curbed because of the site's location in a floodway and to minimize site disturbance. A heavy wooden rail fence will be constructed around the parking area to contain the cars.
8. The construction of a controlled access boat ramp in the vicinity of the parking area in order to facilitate the launching of small boats and canoes into the river. Access will be controlled for only those boats that must be launched from a trailer. Hand-launched boats and canoes will not be controlled. There are two reasons for the controlled access: 1) Some sort of barrier is necessary in order to prevent cars from inadvertently driving into the river; 2) The depth of the river is not suitable at low tide for use by larger boats but will be suitable for some at a future date once the dam is constructed downstream.
9. The construction of a heavy wooden guardrail fence in areas where access could be gained to the site for purpose of dumping in order to control dumping.
10. The installation of trees and shrubs of a type, size and quantity compatible with the site, its surroundings and proposed development of the site.

Project Justification

The project is the culmination of a three year study undertaken by the City for the purpose of developing a recreation and development plan for the tidal portions of the Rahway River Waterfront. The study, conducted in two phases, was funded by the N.J. Department of Energy through the CEIP Program. Copies of both phases of the study are enclosed with this preapplication (Phase II, although completed, has not yet been printed in final form but is included in its draft form). The study analyzed existing and potential recreation sites along the Riverfront downstream of W. Grand Avenue and concluded that the Essex Street site was the best, and probably the only, site that is suitable for development for the purpose of improving public access to the river. This is due to City ownership of most of the site which will keep acquisition costs low, the fact that the site is vacant, and the potential for access to the river from the site. Submission of this Green Acres Application is the final phase of the CEIP Study.

The philosophy behind acquisition is to acquire, in fee simple, those vacant parcels that are necessary to maintain or restore the natural character of the site and/or are necessary for proper development of the site for recreational purposes. This included the two parcels in the southern portion of the site.

The decision to acquire maintenance easements only along the remainder of the site was made due to the high cost of acquisition and relocation of the businesses in that area. A rough preliminary estimate of acquisition cost of all property in this area is \$400,000 and relocation costs would probably exceed \$100,000. Consideration was also given to acquiring easements that would permit public access to the river in this area. This idea was abandoned as a result of discussions among public officials at the public hearing on the project. The major concerns that led to the decision to omit access centered around security for the businesses and residences in that area and anticipated opposition from property owners adjacent to the easement who would be concerned with a violation of their privacy and security.

As mentioned elsewhere in this narrative, the project will also spur the development of a multi-million dollar Office/Hotel/Convention Center along with a linear Riverfront Park on the opposite side of the river. This development will not only provide significant additional tax dollars to the City, but will provide jobs and increase the vitality of the City's Downtown Business District by bringing additional people into the Downtown area who will utilize the retail establishments in the Downtown.

The cost of the project is reasonable in light of the benefits to be gained. These benefits, which are discussed at length throughout this narrative, include:

1. The restoration and preservation of an environmentally sensitive area;
2. The spinoff effect of spurring additional development;
3. Access for the handicapped to the waterfront;
4. Elimination of an eyesore which is visible from various strategic locations; and
5. The provision of public access to the waterfront and tidal marsh areas.

The cost of acquisition and development amounts to approximately \$100,000 per acre.

Relationship to Other Recreation and Development Plans

The project is the culmination of a three year Coastal Energy Impact Program Study, the purpose of which was to provide a recreation and open space development plan which would improve public access to the Rahway River and adjacent waterfront areas downstream of W. Grand Avenue. The study was conducted in two phases and copies of each phase are attached to this application.

The project also directly relates to the City's redevelopment project NJR-60 in that completion of the project is essential to the sale and development of the last remaining parcel within that area. The parcel is a 14 acre tract located behind the dike on the west bank of the river directly opposite the northern part of the project site. The parcel is under contract to a developer for construction of a Hotel/Convention Center. The contract provides that the developer will also create a linear park along the western bank of the river. A marketing study, conducted by Pannell, Kerr and Forster, has indicated that for the Hotel/Convention Center to be feasible, this project must be undertaken. This is because the existing unsightly appearance of the Essex Street site and river bank as well as the shallow depth of the river at low tide render the 14 acre site unsuitable for the proposed hotel. This project will improve the appearance of the site and river bank. A dam, to be constructed downstream, will eliminate the low tide problem.

Consequently, this project will not only result in the improvement of the Essex Street site and river bank, but will lead to the construction of a linear park on the opposite bank of the river and to the construction of a significant development that will be a major improvement to the City's tax base.

The project also relates to the intense efforts the City has made to upgrade its Downtown and adjacent neighborhoods. Since 1975 the City has expended approximately \$10,000,000 in City, State and Federal funds to upgrade the area. Accomplishments include: The construction of a new City Hall; the rehabilitation of approximately 100 houses; the acquisition and clearance of the E. Hazelwood II Site; the separation of combined storm and sanitary sewers on five streets, significantly reducing the amount of raw sewage dumped into the river during periods of heavy rainfall; the upgrading of most of the downtown area including street and sidewalk improvements and building facade improvements, and street improvements in residential neighborhoods. The South Essex Street area is one of the few run-down areas remaining in the neighborhoods surrounding the Downtown and will be targeted for intensive improvements in the near future.

Environmental Protection Goals

One of the primary purposes of the project is to prevent further destruction of the sensitive areas of the site, including the tidal marsh at the southern end of the site, and to restore portions of the site to their natural condition. The site is currently a dumping ground for all types of debris. The acquisition of the subject parcels and subsequent development of the entire site will eliminate this problem and protect the river bank and tidal marshes from further destruction. Where possible, portions of the site will be restored to a condition where natural succession will eventually return them to their previous state.

Acquisition Schedule

Two parcels will be acquired in fee simple and portions of all additional parcels will be acquired as maintenance easements. The list of parcels is as follows:

Fee Simple

<u>Parcel</u>	<u>Block</u>	<u>Lots</u>	<u>Size</u>
1	135	23,25,27,29,31	22,500 sq.ft.
2	159	17	34,000 sq.ft.

25' Maintenance Easement

<u>Parcel</u>	<u>Block</u>	<u>Lots</u>	<u>Size</u>
3	135	1,3	40 L.F.
4	134	1,3,5	110 L.F.
5	134	7,9	50 L.F.
6	134	11,13,15	100 L.F.
7	134	17,19	50 L.F.
8	134	21,23	75 L.F.
9	134	25,27,29	75 L.F.
10	134	31,33,35	90 L.F.
11	134	37,39	60 L.F.
12	134	41,43	71 L.F.
13	134	45,47,49	80 L.F.
14	134	51	40 L.F.

It is the City's intent to acquire all of these parcels as quickly as possible within the framework of the Green Acres procedures. The City will seek proposals from DOT approved appraisers as soon as the preapplication is submitted so that two can be selected as soon as approval is granted. It is anticipated that acquisition will be completed within six months of approval.

Development Schedule

It was originally anticipated that the project would be developed in phases, however as the design of the park evolved it has become more simplified and would be more appropriately done as one construction project.

It is anticipated that construction will begin no later than spring of 1985 and will be completed within four months. The timetable and sequence of events will occur as follows:

Final Design and Preparation of Specifications;

Final design will include the preparation of detailed construction drawings for the project as well as the securing of any permits that are necessary for undertaking the construction within a flood plain or floodway. The City has begun to investigate the need for permits and should know, prior to application approval, which permits are required. Final design will be completed and specifications prepared prior to the completion of acquisition.

Bidding:

The proposed schedule is for bids to be reviewed in January 1985. If acquisition is completed earlier than this bids may be received at an earlier date.

Construction:

It is anticipated that construction will begin in March 1985 and will be completed no later than June 30, 1985. Once again, if acquisition is completed at an earlier date, construction may begin at an earlier date, weather permitting.

Coordination With Other Public/Private Agencies

The project has been undertaken in coordination with a number of Municipal, County and State Agencies. The principal agency involved is the N.J. Department of Energy which funded a two-phased study described earlier in this narrative. The preparation of this application is actually a part of the scope of services of that study.

Letters are included from other Agencies that were consulted with regard to this project and have voiced their support and approval. These include:

- County of Union - Department of Planning and Engineering
- Rahway Downtown Businessman's Association
- Rahway Board of Education
- Rahway Recreation Department
- Rahway Historical Society*
- Rahway Planning Board
- Rahway Housing Authority
- Rahway Division of Community Development

Public opinion and input was received primarily through liaison with these agencies and community groups. One public hearing was held, the minutes of which are attached. No members of the public participated, which is not an uncommon occurrence in Rahway. In order to counter this lack of public participation at public hearings, the City has centered its public participation program around the above listed agencies and community groups.

Population Served

The project will serve the population of the City as a whole to a certain degree and the population of two specific neighborhoods to a much greater degree. The attached U.S. Census Neighborhood Statistics Program Tables and Narratives (see attachment) fully describe the population served. The two neighborhoods are the Central (001) and Eastern (002). The South Branch neighborhood, is not functionally related to the site due to the barrier created by the river.

* To be included under separate cover.

An important factor relating to population served is that the site is less than $\frac{1}{4}$ mile from Golden Age Tower, a 196 unit NJMFA financed senior citizens housing complex operated by the Rahway Housing Authority. This park will be the only park of any sort that is convenient to residents of Golden Age Tower.

Administration and Operation

Maintenance of the park will be undertaken by the City's Department of Public Works under supervision of the City Engineer. Since the park is passive in nature, there will be little or no administration of organized programs on the site. Any such programs would be administered by the City's Department of Recreation in the same manner as other City recreation programs.

A specific mechanism for controlling boat access on the boat ramp has not been determined as of yet. Boats that can be hand-carried can be launched at any time. Trailer launched boats will require removal of the chain. Keys for this purpose will be kept in possession of the Department of Public Works. A final determination has not been made as to whether the Department of Recreation, Department of Public Works or Division of Community Development will be designated as the controlling authority with the right to permit removal of the chain.

Innovative Features

The project is innovative in that it will create a naturalistic Riverfront Park in the midst of an urban environment and open up a segment of the Rahway River, for public recreation purposes, that has not been available for that purpose in decades.

The idea of creating a waterfront recreation site that is totally accessible to the disabled is also innovative. Specific facilities such as the cantilevered decks at the water's edge, the wooden walk over the marshy area, and the fitness trail with stations designed to accommodate the disabled are uniquely combined with more conventional items such as the paths, benches and picnic area to afford a wide range of activities to the disabled.

The City's attempt to restore portions of the site to a condition where natural succession will return it to its mature natural state is innovative in that it will be more cost effective than attempting to restore those portions of the site to a mature condition initially, and it will allow interested individuals and groups (such as school children) to observe the process of natural succession. These areas will be located primarily in the transition area between the open field and the marsh and along the river bank.

Estimated Yearly Maintenance Costs

Maintenance costs are shown in 1984 dollars and are based on a wage rate of \$10/hr. which includes a factor for overhead, materials, and equipment. A man day is considered to be one man working an 8 hr. day.

Lawn Cutting -

1 man day per week for 26 weeks = 8 x 10 x 26 = \$2,080.

General Clean-up -

1 man day per two weeks for 36 weeks = 8 x 10 x 18 = \$1,440.

Empty Trash Cans -

2 hrs. per week for 40 weeks = 2 x 10 x 40 = \$ 800.

Fertilize and Lime -

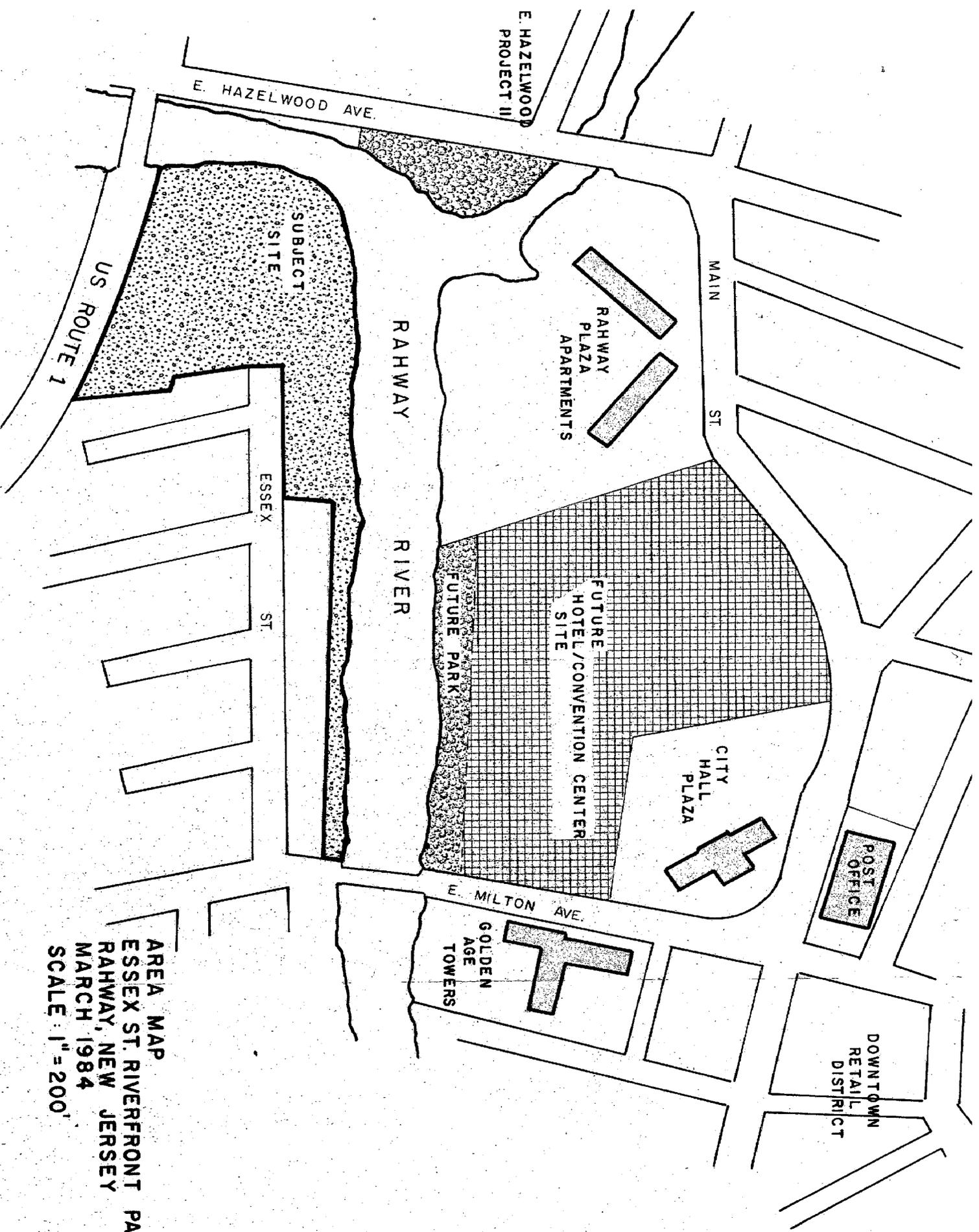
Materials \$400 + Labor \$100 = \$ 500.

Miscellaneous Repairs and Maintenance = \$ 500.

Total Annual Maintenance = \$5,320.

SITE PLAN

SITE LOCATION MAP

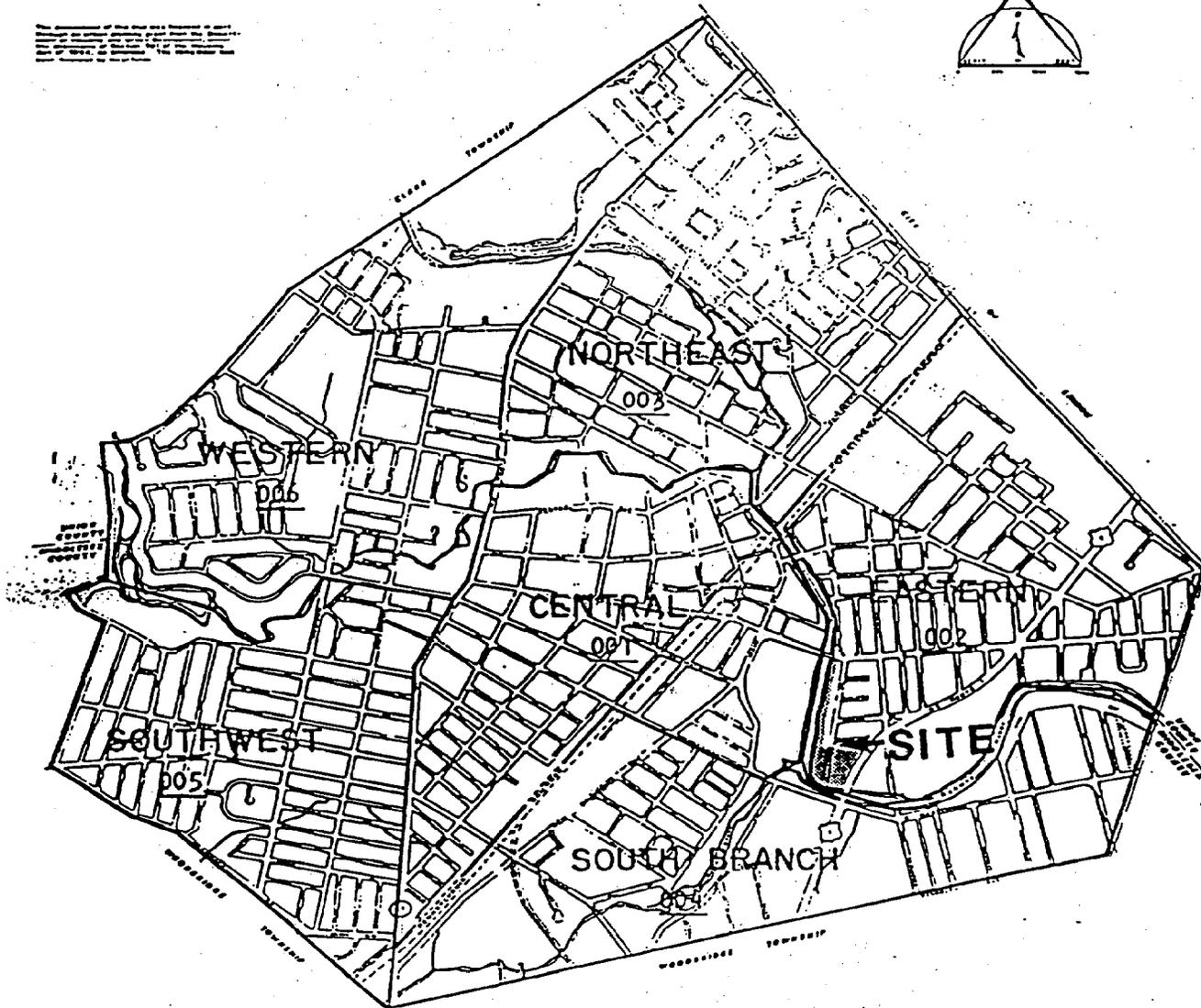
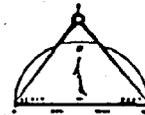


AREA MAP
 ESSEX ST. RIVERFRONT PARK
 RAHWAY, NEW JERSEY
 MARCH 1984
 SCALE: 1" = 200'

ATTACHMENTS

NEIGHBORHOOD STATISTIC PROGRAM DATA

UNION COUNTY
PLANNING BOARD
RESOLUTION NO. 100-100-0001
APPROVED FOR THE
PLANNING BOARD
ON 10/10/00



NEIGHBORHOODS CITY OF RAHWAY UNION COUNTY NEW JERSEY

Table D. Percent of Persons and Housing Units in Sample: 1980

(For meaning of symbols, see introduction. For definitions of terms, see appendices A and B.)

Area Neighborhoods

Area 34-121
 Census 001
 Census 002
 Census 003
 Census 004
 Census 005
 Census 006
 Total of the Area

Persons		Housing units	
100-percent count	Percent in sample	100-percent count	Percent in sample
26 733	16.1	10 662	16.1
5 456	16.4	2 399	15.7
3 674	15.3	1 262	15.9
5 773	15.8	2 683	16.3
1 964	16.6	612	16.3
4 088	16.5	1 419	16.3
2 332	14.9	1 122	16.5
1 356	13.9	529	15.8

The Area Neighborhoods

Persons		Housing units	
100-percent count	Percent in sample	100-percent count	Percent in sample

Table P-1. General and Family Characteristics: 1980—Con.

For meaning of symbols see instruction. For definitions of terms see sections A and B.

The Area Neighborhoods

URBAN AND RURAL

Total persons	26 723	5 616	3 614	6 723	1 964	4 088	3 332	1 336
Inside urbanized areas	21 702	5 616	3 614	6 723	1 964	4 088	3 332	1 336
Outside urbanized areas	5 021	—	—	—	—	—	—	—

RACE AND SPANISH ORIGIN

Total persons	26 723	5 616	3 614	6 723	1 964	4 088	3 332	1 336
White	21 222	4 338	1 695	6 386	1 933	3 920	3 262	1 318
Black	4 279	1 060	1 601	2 19	1 742	25	18	5
Other	1 222	318	318	118	289	143	152	113
Percent of total persons	100	20.8	13.4	25.2	7.3	15.3	12.5	5.0
American Indian, Eskimo, and Aleut	27	11	10	—	—	—	—	—
Asian and Pacific Islander	275	63	35	28	1	71	40	7
Other	322	62	52	102	24	12	10	8
Spanish origin	1 126	375	204	376	66	96	77	37
Percent of total persons	4.2	6.7	5.6	5.6	3.4	2.3	2.3	2.8

AGE

Total persons	26 723	5 616	3 614	6 723	1 964	4 088	3 332	1 336
Under 5 years	1 554	351	212	422	156	123	172	65
5 to 9 years	1 527	321	215	415	155	117	143	62
10 to 14 years	1 502	313	212	425	155	125	159	64
15 to 19 years	1 276	229	144	323	116	107	107	57
20 to 24 years	1 151	201	137	264	95	105	105	55
25 to 29 years	1 093	181	129	252	89	107	104	52
30 to 34 years	1 014	177	127	237	81	100	107	54
35 to 39 years	950	161	111	228	75	95	102	52
40 to 44 years	875	146	101	218	69	88	95	48
45 to 49 years	800	131	91	200	63	81	88	44
50 to 54 years	725	116	81	190	57	75	81	40
55 to 59 years	650	101	71	180	51	69	75	36
60 to 64 years	575	86	61	170	45	63	69	32
65 to 74 years	1 986	457	298	525	87	334	274	101
75 to 84 years	874	244	83	235	41	128	112	31
85 years and over	233	59	27	59	11	44	22	11
Median	33.6	37.5	32.6	32.1	28.1	39.9	36.3	28.5

HOUSEHOLD TYPE AND RELATIONSHIP

Total persons	26 723	5 616	3 614	6 723	1 964	4 088	3 332	1 336
In households	24 676	5 606	3 614	6 723	1 964	4 088	3 332	1 336
Family household	7 333	1 399	945	1 885	500	1 242	1 042	402
Nonfamily household	17 343	4 207	2 669	4 838	1 464	2 846	2 290	934
Male	1 493	304	133	467	73	115	84	34
Female	15 850	3 903	2 536	4 371	1 391	2 731	2 206	899
Spouse	5 968	1 065	721	1 518	320	1 109	861	351
Other relatives	10 423	2 071	1 589	2 499	981	1 551	1 301	431
Nonrelatives	492	147	103	128	47	22	27	18
Persons per household	2.72	2.44	3.01	2.58	3.24	2.91	2.93	2.49
Persons per family	3.74	3.26	3.44	3.13	3.60	3.14	3.25	2.95
In group quarters	47	10	10	10	15	2	10	—
Persons 65 years and over	3 093	760	318	819	129	504	408	143
In households	2 877	753	318	818	128	504	399	143
Family household	1 126	218	117	296	66	208	163	58
Nonfamily household	1 751	535	201	522	63	296	235	85
Male	176	46	22	50	4	14	13	7
Female	693	259	49	224	21	59	55	26
Spouse	600	112	55	156	24	134	95	24
Other relatives	437	88	60	82	20	87	73	27
Nonrelatives	45	12	15	10	3	4	—	1
In group quarters	16	5	—	1	1	—	7	—

PERSONS IN HOUSEHOLDS

Households	9 793	2 300	1 201	2 418	601	1 404	1 133	536
1 person	2 233	523	272	660	94	150	161	123
2 persons	3 072	631	336	841	154	339	360	201
3 persons	1 796	321	228	476	123	267	247	104
4 persons	1 406	258	194	378	96	226	199	85
5 persons	758	130	129	163	69	126	107	28
6 or more persons	578	131	92	100	65	66	59	15

MARITAL STATUS

Male, 15 years and over	10 323	2 178	1 354	2 348	641	1 645	1 351	544
Single	3 204	766	444	764	245	434	387	164
Now married, except separated	4 211	1 138	765	1 575	336	1 151	885	361
Separated	241	86	40	58	23	10	18	6
Widowed	322	76	54	86	17	41	35	13
Divorced	345	112	53	85	20	29	26	20
Female, 15 years and over	11 477	2 341	1 507	2 914	820	1 799	1 438	628
Single	2 757	590	405	663	267	342	335	155
Now married, except separated	4 148	1 127	763	1 571	334	1 151	884	358
Separated	365	103	72	82	38	19	21	10
Widowed	1 586	419	173	433	100	221	164	76
Divorced	581	142	94	165	61	56	34	29

*Excludes "Other Asian and Pacific Islander" groups identified in sample tabulations. *Persons of Spanish origin may be of any race.

NEIGHBORHOOD STATISTICS

2. Selected Social Characteristics: 1980—Con.

Data are estimates based on a sample see introduction. For meaning of symbols see introduction. For definitions of terms, see appendix B.

Area	The Area 24-181	Neighborhood 001	Neighborhood 002	Neighborhood 003	Neighborhood 004	Neighborhood 005	Neighborhood 006	Remainder of the Area
NEIGHBORHOODS								
AGE AND PLACE OF BIRTH								
Total persons	26 723	5 499	3 733	6 921	1 993	4 134	3 258	1 185
State of residence	24 401	2 961	3 456	6 136	1 820	3 915	2 979	1 024
State of birth	17 352	3 325	2 113	4 822	1 101	3 280	2 170	770
Foreign born	9 256	1 254	1 222	1 274	764	818	778	252
Foreign born in area	323	51	149	90	15	17	11	70
Foreign born elsewhere	2 327	558	247	755	173	219	279	141
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH								
Persons 5 to 17 years								
English at home	4 680	908	783	1 334	499	554	515	87
Language other than English at home	4 193	827	729	1 155	472	552	452	54
English very well or well	287	71	63	154	26	20	12	13
English not very well or not at all	212	44	45	71	26	9	20	6
Language spoken at home	255	26	14	113	—	41	40	21
English very well or well	255	26	14	113	—	41	40	21
English not very well or not at all	—	—	—	—	—	—	—	—
Persons 18 years and over								
English at home	20 487	4 232	2 731	5 172	1 331	3 272	2 403	1 040
Language other than English at home	12 227	3 611	2 339	4 420	1 213	2 621	2 143	850
English very well or well	4 621	1 066	597	1 077	318	452	410	160
English not very well or not at all	759	166	180	272	56	46	22	21
Language spoken at home	507	129	160	158	75	46	32	7
English very well or well	507	129	160	158	75	46	32	7
English not very well or not at all	—	—	—	—	—	—	—	—
Language spoken at home	2 183	455	217	530	22	406	416	126
English very well or well	2 183	455	217	530	22	406	416	126
English not very well or not at all	2 016	410	217	436	22	377	410	129
English not very well or not at all	167	40	—	92	—	29	6	—
MODE OF TRANSPORTATION TO WORK AND PRIVATE VEHICLE OCCUPANCY								
Workers 16 years and over								
By car, van, or truck	13 112	2 417	1 823	3 234	861	2 224	1 672	677
By other mode	11 217	2 048	1 490	2 899	720	2 011	1 439	610
By public transportation	9 013	1 741	1 093	2 262	558	1 619	1 235	505
By other mode	2 204	307	397	637	162	392	204	105
By car, van, or truck	749	224	150	178	88	136	191	32
By other mode	755	262	160	181	53	42	32	19
By car, van, or truck	81	54	12	12	—	22	10	10
By other mode	110	54	12	14	—	15	9	6
By private vehicle	1 12	1.09	1.16	1.13	1.15	1.12	1.08	1.11
SCHOOL ENROLLMENT								
Persons 3 years old and over enrolled in school								
Enrolled in school	6 209	1 217	957	1 712	643	865	661	154
Not enrolled in school	267	88	24	63	28	38	17	9
Enrolled in school	119	34	10	34	29	—	8	—
Not enrolled in school	148	54	14	29	—	38	9	9
Enrolled in school (11 to 15 years)								
Enrolled in school	3 057	612	474	904	358	387	289	33
Not enrolled in school	2 477	505	419	732	302	286	213	20
Enrolled in school	580	107	55	172	56	101	74	13
Not enrolled in school	1 847	253	301	440	156	216	223	38
Enrolled in school	1 400	196	294	375	124	191	182	36
Not enrolled in school	247	55	7	65	32	25	41	22
Enrolled in school	1 238	264	158	303	101	224	132	54
Not enrolled in school	1 047	188	137	270	101	189	115	47
Enrolled in school	191	76	21	35	—	35	17	7
YEARS OF SCHOOL COMPLETED								
Persons 25 years old and over								
0 to 8 years	17 135	3 484	2 306	4 299	1 093	2 883	2 181	849
9 to 12 years	2 540	472	364	743	228	342	284	103
13 to 16 years	2 753	512	462	754	225	379	276	145
17 to 20 years	7 925	1 241	1 090	2 129	472	1 454	1 004	355
21 to 24 years	1 931	474	189	334	103	358	322	151
25 or more years	1 966	585	201	339	65	348	293	135
High school graduates	69.1	71.8	64.2	65.2	58.6	74.9	74.2	72.1
SCHOOL ENROLLMENT AND LABOR FORCE STATUS								
Persons 16 to 19 years old								
Enrolled in school	1 735	288	312	485	159	249	235	7
Not enrolled in school	1 735	288	312	485	159	249	235	7
Enrolled in school	1 175	181	204	332	128	190	157	7
Not enrolled in school	556	127	168	153	31	59	78	—
Employed	365	66	76	97	17	48	36	—
Unemployed	273	55	45	69	13	47	49	—
Not in labor force	37	6	—	—	—	6	7	—
Enrolled in school	55	5	13	28	4	—	5	—
Not in labor force	191	61	32	56	14	11	17	—
Employed	7	21	7	14	14	5	10	—
Unemployed	43	12	—	24	—	—	7	—
Not in labor force	77	28	25	12	—	6	—	—
MARRIAGE STATUS								
Civilian persons 16 years and over								
Married	21 342	4 337	2 845	5 438	1 419	3 473	2 714	1 047
Never married	4 142	825	551	985	230	847	508	198
Percent of civilian persons 16 years and over	19.4	18.9	19.0	18.1	16.2	24.4	18.7	18.9
Male veteran	4 073	791	547	974	225	836	502	198
Percent of male civilian persons 16 years and over	40.6	39.4	39.5	38.5	36.5	51.2	37.2	38.7
PHYSICAL DISABILITY STATUS								
Noninstitutional persons 16 to 64 years								
With a work disability	1 252	224	199	262	86	215	141	125
Not in labor force	770	106	137	149	62	159	90	67
Prevented from working	623	99	101	94	32	136	78	61
PHYSICAL DISABILITY STATUS								
Noninstitutional persons 65 years and over								
With a public transportation disability	346	36	82	41	23	94	39	31
Noninstitutional persons 65 years and over	3 077	494	317	871	165	444	458	128
With a public transportation disability	527	58	73	321	52	61	48	14

Table P-3. Selected Ancestry, Family, Fertility, and Mobility Characteristics: 1980—Con.

Data are estimates based on a sample. See introduction for matching of symbols. See introduction for definitions of terms. See appendix B.

Area
Neighborhoods

ANCESTRY

Total persons	26 723	3 499	3 733	6 921	1 993	6 134	3 238	1 185
By ancestry group	5 433	3 031	2 712	3 514	1 690	2 263	1 752	665
White	102	11	6	22	6	6	16	16
Black	654	146	42	215	6	86	83	32
Hispanic	102	12	11	20	27	28	11	—
German	1 362	268	101	455	37	282	169	152
Irish	73	20	—	31	—	3	—	19
Polish	1 237	150	33	57	19	61	39	18
Italian	1 235	457	72	207	24	353	247	20
French	2 529	451	262	690	—	583	526	117
Swedish	42	4	—	39	—	14	—	—
Portuguese	1 372	163	152	367	—	317	283	120
Spanish	274	29	22	107	—	41	55	—
Other	91	23	—	48	—	12	9	—
Other	56	11	—	18	—	29	—	—
Other	284	74	55	82	—	67	39	36
Other	492	1 354	1 962	829	1 614	579	256	81
White ancestry group	6 021	1 731	606	2 612	49	1 436	1 170	415
Black ancestry group	2 629	737	429	797	254	433	326	105
Hispanic ancestry group	2 147	566	269	512	240	524	159	50
Selected multiple ancestry groups:								
English and other groups	2 569	593	78	493	6	326	395	100
French and other groups	465	111	29	123	—	74	89	37
German and other groups	3 297	636	259	1 626	11	628	520	127
Irish and other groups	3 608	732	338	1 251	5	556	550	134
Italian and other groups	1 466	176	126	490	—	427	157	90
Polish and other groups	1 617	317	39	369	24	196	191	81

FAMILY TYPE BY PRESENCE OF OWN CHILDREN

Families	7 383	1 376	1 601	1 867	497	1 277	958	467
With own children under 18 years	3 123	598	470	855	267	437	373	103
Married-couple families	6 171	1 099	840	1 326	341	1 132	886	367
With own children under 18 years	2 648	449	400	719	170	413	374	103
Female household, no husband present	1 017	263	143	215	128	133	60	33
With own children under 18 years	416	102	70	129	83	13	19	—

FERTILITY

Women 15 to 44 years	6 041	1 304	875	1 568	481	854	641	298
Children ever born	6 558	1 293	1 208	1 782	664	736	730	145
Per 1,000 women	1 086	992	1 381	1 136	1 360	862	1 104	467

RESIDENCE IN 1975

Persons 5 years and over	25 179	3 644	3 543	6 432	1 875	3 965	3 076	1 222
Same house	17 088	2 802	2 728	3 838	1 472	3 249	2 184	795
Different house in United States	7 807	2 201	806	2 497	377	716	854	356
Same county	4 961	1 314	434	1 730	158	537	590	196
Different county	2 846	885	372	767	219	179	264	160
Same State	2 109	541	298	554	219	134	214	147
Different State	737	344	74	213	—	43	50	13
Northwest	312	129	—	137	—	—	33	13
North Central	71	25	46	—	—	—	—	—
South	285	149	—	74	—	42	17	—
West	89	41	28	—	—	—	—	—
Abroad	284	43	9	97	6	—	38	71

Table P-5. Income and Poverty Status in 1979: 1980—Con.

Note: All estimates based on a sample. See Introduction. For meaning of symbols, see Introduction. For definitions of terms, see appendix B.

The Area Neighborhoods

INCOME IN 1979

Households

All households	9 803
\$15,000 to \$19,999	349
\$20,000 to \$24,999	419
\$25,000 to \$29,999	489
\$30,000 to \$34,999	1 232
\$35,000 to \$39,999	1 324
\$40,000 to \$44,999	1 367
\$45,000 to \$49,999	2 228
\$50,000 to \$54,999	1 288
\$55,000 to \$59,999	426
Mean	\$21 356
Median	\$22 619

Families

All families	7 383
\$15,000 to \$19,999	263
\$20,000 to \$24,999	251
\$25,000 to \$29,999	265
\$30,000 to \$34,999	675
\$35,000 to \$39,999	920
\$40,000 to \$44,999	1 265
\$45,000 to \$49,999	2 077
\$50,000 to \$54,999	1 165
\$55,000 to \$59,999	292
Mean	\$24 571
Median	\$25 571

Unrelated individuals 15 years and over

All unrelated individuals	2 904
\$15,000 to \$19,999	261
\$20,000 to \$24,999	97
\$25,000 to \$29,999	516
\$30,000 to \$34,999	468
\$35,000 to \$39,999	737
\$40,000 to \$44,999	517
\$45,000 to \$49,999	454
\$50,000 to \$54,999	196
\$55,000 or more	13
Mean	\$9 431
Median	\$11 114

Per capita income \$8 295
Per capita income, noninstitutional persons \$8 297

HOUSEHOLD INCOME TYPE IN 1979

Wife earnings	8 060
Mean earnings	\$23 498
Wife Social Security income	2 695
Mean Social Security income	\$4 701
Wife public assistance income	2 470
Mean public assistance income	\$2 819

MEAN FAMILY INCOME IN 1979 BY WORKERS IN FAMILY IN 1979

No workers	\$10 419
1 worker	\$20 082
2 or more workers	\$30 978

POVERTY STATUS IN 1979

All income levels in 1979

All families	7 383
With related children under 18 years	3 318
With related children 5 to 17 years	2 637
Female householder, no husband present	1 017
With related children under 18 years	481
With related children under 6 years	168
Householder 65 years and over	1 157
Unrelated individuals for whom poverty status is determined	2 904
65 years and over	888
Persons for whom poverty status is determined	38 625
Related children under 18 years	6 127
Related children 5 to 17 years	4 629
65 years and over	4 271
65 years and over	3 077

Income in 1979 Below Poverty Level

All families	315
Percent below poverty level	4.3
With related children under 18 years	272
With related children 5 to 17 years	188
Female householder, no husband present	170
With related children under 18 years	143
With related children under 6 years	65
Householder 65 years and over	40
Unrelated individuals for whom poverty status is determined	534
Percent below poverty level	18.4
65 years and over	226
Persons for whom poverty status is determined	1 607
Percent below poverty level	6.0
Related children under 18 years	538
Related children 5 to 17 years	472
65 years and over	438
65 years and over	303

Income in 1979 Below Specified Poverty Level

Percent of persons for whom poverty status is determined	4.2
Below 75 percent of poverty level	9.3
Below 125 percent of poverty level	11.9
Below 150 percent of poverty level	17.3

	The Area 34-181	Neighborhood 601	Neighborhood 602	Neighborhood 603	Neighborhood 604	Neighborhood 605	Neighborhood 606	Remainder of the Area
INCOME IN 1979								
Households								
All households	9 803	2 283	1 349	2 382	591	1 391	1 168	541
\$15,000 to \$19,999	349	257	123	252	75	26	34	12
\$20,000 to \$24,999	419	170	49	155	46	51	29	24
\$25,000 to \$29,999	489	170	61	139	27	72	22	12
\$30,000 to \$34,999	1 232	363	141	374	92	112	111	59
\$35,000 to \$39,999	1 324	253	154	262	76	104	148	91
\$40,000 to \$44,999	1 367	302	173	337	74	225	135	58
\$45,000 to \$49,999	2 228	419	263	539	111	450	315	135
\$50,000 to \$54,999	1 288	230	192	192	64	266	242	79
\$55,000 to \$59,999	426	103	50	103	34	91	48	19
Mean	\$21 356	\$18 100	\$21 737	\$18 636	\$19 321	\$26 627	\$25 633	\$22 050
Median	\$22 619	\$20 276	\$22 563	\$20 748	\$21 452	\$27 722	\$26 804	\$23 752
Families								
All families	7 383	1 374	1 001	1 847	497	1 277	958	407
\$15,000 to \$19,999	263	56	62	38	31	14	6	6
\$20,000 to \$24,999	251	74	26	80	36	8	12	15
\$25,000 to \$29,999	265	54	33	96	14	53	31	12
\$30,000 to \$34,999	675	204	101	249	90	94	96	71
\$35,000 to \$39,999	920	153	147	291	72	91	120	45
\$40,000 to \$44,999	1 265	197	160	328	80	221	127	25
\$45,000 to \$49,999	2 077	357	250	461	96	450	296	122
\$50,000 to \$54,999	1 165	212	131	178	49	269	237	70
\$55,000 to \$59,999	292	59	41	66	25	81	28	19
Mean	\$24 571	\$21 541	\$24 063	\$21 556	\$20 281	\$27 398	\$27 268	\$24 115
Median	\$25 571	\$24 567	\$24 602	\$23 725	\$27 247	\$29 272	\$30 044	\$26 590
Unrelated individuals 15 years and over								
All unrelated individuals	2 904	1 007	310	874	228	130	221	134
\$15,000 to \$19,999	261	69	30	105	56	4	4	—
\$20,000 to \$24,999	97	6	28	23	20	14	6	—
\$25,000 to \$29,999	516	161	46	169	36	25	43	6
\$30,000 to \$34,999	468	122	34	126	39	27	39	21
\$35,000 to \$39,999	737	80	23	237	17	20	21	—
\$40,000 to \$44,999	517	148	52	204	24	19	45	28
\$45,000 to \$49,999	454	27	78	113	22	22	45	66
\$50,000 to \$54,999	196	84	19	48	11	3	18	13
\$55,000 or more	13	6	—	7	—	—	—	—
Mean	\$9 431	\$10 987	\$9 500	\$8 268	\$5 111	\$7 875	\$9 686	\$15 716
Median	\$11 114	\$12 327	\$10 457	\$10 256	\$7 462	\$9 692	\$11 405	\$15 738
Per capita income	\$8 295	\$8 443	\$7 441	\$7 583	\$4 209	\$9 344	\$9 543	\$10 790
Per capita income, noninstitutional persons	\$8 297	\$8 443	\$7 461	\$7 583	\$6 209	\$9 346	\$9 564	\$10 790
HOUSEHOLD INCOME TYPE IN 1979								
Wife earnings	8 060	1 788	1 090	1 991	498	1 230	963	500
Mean earnings	\$23 498	\$21 785	\$22 545	\$22 275	\$22 211	\$27 161	\$27 051	\$21 996
Wife Social Security income	2 695	610	265	721	151	464	369	115
Mean Social Security income	\$4 701	\$4 501	\$5 297	\$4 414	\$5 044	\$4 500	\$5 104	\$5 265
Wife public assistance income	2 470	106	49	122	45	51	71	—
Mean public assistance income	\$2 819	\$2 696	\$2 713	\$2 595	\$2 909	\$1 984	\$4 065	—
MEAN FAMILY INCOME IN 1979 BY WORKERS IN FAMILY IN 1979								
No workers	\$10 419	\$8 186	\$9 338	\$9 176	\$8 820	\$12 892	\$12 588	\$20 063
1 worker	\$20 082	\$19 471	\$20 426	\$19 323	\$12 244	\$22 840	\$21 582	\$24 266
2 or more workers	\$30 978	\$30 435	\$28 668	\$28 396	\$29 400	\$34 812	\$35 244	\$28 157
POVERTY STATUS IN 1979								
All income levels in 1979								
All families	7 383	1 374	1 001	1 847	497	1 277	958	407
With related children under 18 years	3 318	430	313	887	293	474	418	103
With related children 5 to 17 years	2 637	492	441	713	243	369	319	60
Female householder, no husband present	1 017	203	143	315	128	135	60	33
With related children under 18 years	481	117	82	146	87	26	23	—
With related children under 6 years	168	64	26	48	24	8	—	—
Householder 65 years and over	1 157	223	114	312	73	197	172	66
Unrelated individuals for whom poverty status is determined	2 904	1 007	310	874	228	130	221	134
65 years and over	888	260	75	333	48	67	104	6
Persons for whom poverty status is determined	38 625	5 484	3 716	6 888	1 971	4 134	3 249	1 185
Related children under 18 years	6 127	1 252	980	1 714	640	761	655	145
Related children 5 to 17 years	4 629	893	777	1 316	487	554	515	87
65 years and over	4 271	995	525	1 241	259	849	642	240
65 years and over	3 077	694	317	871	165	444	458	128
Income in 1979 Below Poverty Level								
All families	315	90	61	107	41	9	4	6
Percent below poverty level	4.3	6.5	6.1	5.5	8.2	0.7	0.6	1.5
With related children under 18 years	272	70	40	71	31	4	6	—
With related children 5 to 17 years	188	56	28	65	27	4	6	—
Female householder, no husband present	170	41	16	46	41	6	6	—
With related children under 18 years	143	41	16	47	31	6	6	—
With related children under 6 years	65	12	7	9	18	—	—	—
Householder 65 years and over	40	13	6	11	10	—	—	—
Unrelated individuals for whom poverty status is determined	534	169	70	170	76	19	30	—
Percent below poverty level	18.4	16.8	22.6	19.5	33.3	14.6	13.6	—
65 years and over	226	62	35	84	11	14	20	—
Persons for whom poverty status is determined	1 607	514	253	501	223	32	48	12
Percent below poverty level	6.0	9.4	6.9	7.3	11.4	1.3	1.5	1.0
Related children under 18 years	538	183	65	175	91	12	12	—
Related children 5 to 17 years	472	130	42	159	67	12	12	—
65 years and over	438	158	57	153	28	26	26	—
65 years and over	303	94	41	106	21	21	20	—
Income in 1979 Below Specified Poverty Level								
Percent of persons for whom poverty status is determined	4.2	4.9	5.0	6.6	7.2	0.8	0.7	1.0
Below 75 percent of poverty level	9.3	13.8	11.3	10.0	16.9	4.5	2.4	1.0
Below 125 percent of poverty level	11.9	16.4	12.5	13.7	23.7	5.5	3.8	3.7
Below 200 percent of poverty level	17.3	24.9	19.4	18.9	28.4	8.1	5.9	12.1

P-6. General, Social, and Economic Characteristics by Race and Spanish Origin: 1980—Con.

(Data are estimates based on a sample; see Introduction. For meaning of symbols see Introduction. For definitions of terms, see appendix B.)

Area neighborhoods	Race					Spanish origin	Race				
	White	Black	American Indian, Eskimo, and Aleut	Asian and Pacific Islander	Total		White	Black	American Indian, Eskimo, and Aleut	Asian and Pacific Islander	Total
SEX AND AGE											
Persons	21 275	4 818	79	226	1 118	4 291	1 032	42	44	271	
Male	10 250	2 182	22	130	510	2 206	464	12	26	116	
Female	11 015	2 636	57	96	608	2 085	568	30	18	155	
Under 5 years	1 143	324	12	18	131	226	102	7	—	26	
5 to 14 years	2 413	325	9	37	192	271	112	3	7	38	
15 to 59 years	13 456	3 155	58	155	720	2 642	713	32	37	179	
60 to 64 years	1 499	195	—	—	54	253	48	—	—	16	
65 years and over	2 774	299	—	13	29	636	56	—	—	12	
FAMILY TYPE BY PRESENCE OF OWN CHILDREN											
Families	6 001	1 212	15	66	320	1 093	245	10	—	55	
With own children under 18 years	2 312	679	11	42	250	220	124	6	—	49	
Married-couple families	5 153	673	11	60	227	720	154	6	—	37	
With own children under 18 years	2 073	271	11	42	179	377	27	6	—	26	
Female householder, no husband present	705	251	—	6	25	171	63	4	—	15	
With own children under 18 years	202	160	—	—	25	50	43	—	—	15	
YEARS OF SCHOOL COMPLETED											
Persons 25 years old and over	14 126	2 474	38	144	613	2 813	580	28	21	150	
Elementary, 10 to 8 years	1 121	371	—	—	171	351	26	—	—	43	
High school, 1 to 3 years	2 199	596	5	5	82	251	50	4	—	20	
College, 4 years	6 629	1 112	28	29	250	1 146	232	16	16	68	
Some college, 1 to 3 years	1 526	364	5	20	49	350	168	5	5	—	
4 or more years	1 572	289	—	90	61	251	92	—	—	19	
LABOR FORCE STATUS											
Persons 16 years and over	17 423	3 504	58	158	777	3 457	787	32	30	197	
Labor force	11 492	2 480	38	118	563	2 227	597	17	21	107	
Employed	10 859	2 344	32	112	521	2 074	574	17	21	101	
Unemployed	629	136	6	6	42	159	23	—	—	6	
Female, 16 years and over	9 150	1 935	41	78	465	1 831	454	20	11	115	
Labor force	4 879	1 192	26	55	273	937	278	5	11	33	
Employed	4 578	1 095	20	50	196	858	258	5	11	33	
Unemployed	301	97	6	5	27	79	10	—	—	—	
INCOME AND POVERTY STATUS IN 1979											
Families	6 001	1 212	15	66	320	1 093	245	10	—	55	
Less than \$5,000	181	55	—	—	40	16	—	—	—	6	
\$5,000 to \$7,499	163	79	—	—	17	50	—	—	—	9	
\$7,500 to \$9,999	274	17	—	—	22	54	—	—	—	—	
\$10,000 to \$14,999	692	154	4	6	31	160	34	4	—	6	
\$15,000 to \$19,999	737	170	—	13	27	108	45	—	—	—	
\$20,000 to \$24,999	918	206	11	17	60	134	49	6	—	16	
\$25,000 to \$34,999	1 714	272	—	13	54	278	54	—	—	6	
\$35,000 to \$49,999	969	200	—	17	49	160	32	—	—	6	
\$50,000 or more	345	57	—	—	12	89	—	—	—	6	
Median	\$25 092	\$22 798	\$20 261	\$23 843	\$21 119	\$25 011	\$20 965	\$20 128	—	\$21 546	
Mean	\$26 079	\$24 212	\$17 940	\$27 723	\$22 276	\$25 606	\$21 425	\$16 452	—	\$22 606	
Persons for whom poverty status is determined	21 204	4 296	74	226	1 114	4 274	1 032	42	44	271	
Income in 1979 below poverty level	979	528	—	—	186	283	174	—	—	70	
Neighborhood 002						Neighborhood 003					
SEX AND AGE											
Persons	1 751	1 843	11	45	183	6 599	210	26	37	338	
Male	838	878	—	32	99	3 140	85	—	13	159	
Female	913	965	—	13	84	3 459	125	—	24	179	
Under 5 years	103	87	—	7	20	389	20	—	6	35	
5 to 14 years	184	353	—	7	35	911	33	—	—	66	
15 to 59 years	1 126	1 214	—	31	128	4 093	122	—	31	237	
60 to 64 years	130	78	—	—	—	362	8	—	—	—	
65 years and over	206	109	—	—	—	844	27	—	—	—	
FAMILY TYPE BY PRESENCE OF OWN CHILDREN											
Families	489	487	—	18	59	1 788	49	—	13	87	
With own children under 18 years	172	263	—	6	50	792	42	—	7	70	
Married-couple families	390	412	—	18	36	1 483	24	—	7	68	
With own children under 18 years	145	227	—	8	36	686	17	—	7	57	
Female householder, no husband present	65	71	—	—	14	279	25	—	6	13	
With own children under 18 years	27	36	—	—	14	99	25	—	—	13	
YEARS OF SCHOOL COMPLETED											
Persons 25 years old and over	1 173	1 056	—	31	102	4 122	111	—	31	181	
Elementary, 10 to 8 years	257	110	—	—	20	657	35	—	—	75	
High school, 1 to 3 years	205	257	—	—	17	722	22	—	5	11	
College, 4 years	630	421	—	—	65	2 067	39	—	13	73	
Some college, 1 to 3 years	53	136	—	—	—	312	11	—	7	17	
4 or more years	58	132	—	31	—	324	4	—	6	5	
LABOR FORCE STATUS											
Persons 16 years and over	1 464	1 341	—	31	128	5 201	153	—	31	226	
Labor force	946	952	—	31	114	3 345	89	—	18	176	
Employed	904	887	—	31	101	3 177	66	—	18	165	
Unemployed	42	65	—	—	13	168	23	—	—	11	
Female, 16 years and over	770	695	—	13	66	2 758	101	—	24	115	
Labor force	423	444	—	13	52	1 450	51	—	11	63	
Employed	393	390	—	13	45	1 378	28	—	11	63	
Unemployed	30	54	—	—	7	72	23	—	—	6	
INCOME AND POVERTY STATUS IN 1979											
Families	489	487	—	18	59	1 788	49	—	13	87	
Less than \$5,000	38	17	—	—	14	79	4	—	—	13	
\$5,000 to \$7,499	12	14	—	—	—	64	14	—	—	—	
\$7,500 to \$9,999	23	3	—	—	17	96	—	—	—	5	
\$10,000 to \$14,999	57	44	—	—	—	238	7	—	—	18	
\$15,000 to \$19,999	80	67	—	—	6	285	—	—	6	14	
\$20,000 to \$24,999	80	70	—	10	—	303	10	—	7	22	
\$25,000 to \$34,999	111	126	—	—	13	454	7	—	—	10	
\$35,000 to \$49,999	49	124	—	—	9	178	—	—	—	5	
\$50,000 or more	19	22	—	—	—	89	—	—	—	—	
Median	\$21 237	\$26 542	—	\$24 203	\$9 779	\$21 804	\$14 518	—	\$20 053	\$17 299	
Mean	\$22 358	\$27 326	—	\$29 213	\$17 502	\$23 301	\$20 564	—	\$20 292	\$18 160	
Persons for whom poverty status is determined	1 739	1 843	—	45	183	6 544	210	—	37	334	
Income in 1979 below poverty level	122	105	—	—	40	426	57	—	—	70	

Persons of Spanish origin may be of any race.

Table P-6. General, Social, and Economic Characteristics by Race and Spanish Origin: 1980—Con.

Data are estimates based on a sample. See introduction for meaning of symbols. See introduction for definitions of terms. See appendix B.

The Area Neighborhoods

SEX AND AGE

Total persons	173	1 297	-	-	124	4 134	-	-	-	86
Male	70	755	-	-	51	1 982	-	-	-	42
Female	103	542	-	-	73	2 152	-	-	-	44
Under 5 years	15	152	-	-	35	267	-	-	-	6
5 to 14 years	8	327	-	-	15	412	-	-	-	11
15 to 59 years	59	1 295	-	-	74	2 466	-	-	-	36
60 to 64 years	33	61	-	-	-	25	-	-	-	11
65 years and over	58	107	-	-	-	25	-	-	-	-

FAMILY TYPE BY PRESENCE OF OWN CHILDREN

Families	49	431	-	-	32	1 277	-	-	-	35
With own children under 18 years	7	250	-	-	25	427	-	-	-	19
Married-couple families	35	303	-	-	10	1 112	-	-	-	35
With own children under 18 years	7	100	-	-	10	413	-	-	-	19
Female householder, no husband present	5	106	-	-	14	135	-	-	-	-
With own children under 18 years	-	74	-	-	7	73	-	-	-	-

YEARS OF SCHOOL COMPLETED

Persons 25 years old and over	142	922	-	-	51	2 883	-	-	-	34
Elementary, 0 to 3 years	52	107	-	-	7	324	-	-	-	6
High school, 1 to 3 years	51	121	-	-	17	379	-	-	-	11
4 years	31	427	-	-	27	1 254	-	-	-	17
College, 1 to 3 years	6	103	-	-	-	358	-	-	-	-
4 or more years	6	59	-	-	-	348	-	-	-	20

LABOR FORCE STATUS

Persons 16 years and over	150	1 217	-	-	74	3 472	-	-	-	49
Labor force	64	834	-	-	69	2 360	-	-	-	54
Employed	64	811	-	-	62	2 271	-	-	-	54
Unemployed	-	23	-	-	7	89	-	-	-	-
Female, 16 years and over	88	679	-	-	43	1 838	-	-	-	34
Labor force	36	483	-	-	36	1 024	-	-	-	24
Employed	36	403	-	-	31	978	-	-	-	24
Unemployed	-	10	-	-	7	46	-	-	-	-

INCOME AND POVERTY STATUS IN 1979

Families	49	431	-	-	32	1 277	-	-	-	35
Less than \$5,000	6	18	-	-	7	14	-	-	-	-
\$5,000 to \$7,499	-	34	-	-	8	8	-	-	-	-
\$7,500 to \$9,999	-	74	-	-	7	38	-	-	-	-
\$10,000 to \$14,999	12	71	-	-	7	64	-	-	-	-
\$15,000 to \$19,999	15	58	-	-	7	51	-	-	-	-
\$20,000 to \$24,999	-	77	-	-	3	221	-	-	-	6
\$25,000 to \$34,999	11	85	-	-	-	450	-	-	-	10
\$35,000 to \$49,999	5	44	-	-	-	260	-	-	-	13
\$50,000 or more	-	28	-	-	-	81	-	-	-	6
Mean	\$16 617	\$20 963	-	-	\$10 474	\$27 236	-	-	-	\$35 902
Median	\$17 977	\$22 892	-	-	\$11 204	\$29 222	-	-	-	\$39 783
Persons for whom poverty status is determined	173	1 295	-	-	124	4 134	-	-	-	86
Income in 1979 below poverty level	26	192	-	-	7	52	-	-	-	5

SEX AND AGE

Total persons	3 142	6	-	100	74	1 185	-	-	-	42
Male	1 531	-	-	59	48	573	-	-	-	15
Female	1 591	-	-	41	26	612	-	-	-	27
Under 5 years	135	-	-	5	9	58	-	-	-	-
5 to 14 years	318	-	-	23	17	59	-	-	-	10
15 to 59 years	2 031	-	-	59	40	878	-	-	-	14
60 to 64 years	204	-	-	-	-	112	-	-	-	9
65 years and over	454	-	-	13	8	128	-	-	-	9

FAMILY TYPE BY PRESENCE OF OWN CHILDREN

Families	918	-	-	30	37	407	-	-	-	15
With own children under 18 years	361	-	-	22	22	103	-	-	-	15
Married-couple families	846	-	-	30	31	367	-	-	-	15
With own children under 18 years	342	-	-	22	16	103	-	-	-	15
Female householder, no husband present	60	-	-	-	6	33	-	-	-	-
With own children under 18 years	19	-	-	-	6	-	-	-	-	-

YEARS OF SCHOOL COMPLETED

Persons 25 years old and over	2 104	-	-	61	47	849	-	-	-	32
Elementary, 0 to 3 years	286	-	-	-	6	103	-	-	-	14
High school, 1 to 3 years	275	-	-	-	6	125	-	-	-	-
4 years	1 034	-	-	-	-	155	-	-	-	-
College, 1 to 3 years	308	-	-	-	8	151	-	-	-	11
4 or more years	230	-	-	-	17	135	-	-	-	-

LABOR FORCE STATUS

Persons 16 years and over	2 432	-	-	46	48	1 047	-	-	-	32
Labor force	1 784	-	-	48	26	756	-	-	-	15
Employed	1 647	-	-	42	25	722	-	-	-	15
Unemployed	137	-	-	5	5	34	-	-	-	-
Female, 16 years and over	1 329	-	-	30	17	536	-	-	-	17
Labor force	671	-	-	20	5	338	-	-	-	-
Employed	611	-	-	15	-	324	-	-	-	-
Unemployed	60	-	-	5	5	14	-	-	-	-

INCOME AND POVERTY STATUS IN 1979

Families	918	-	-	30	37	407	-	-	-	15
Less than \$5,000	6	-	-	-	6	6	-	-	-	-
\$5,000 to \$7,499	12	-	-	-	-	15	-	-	-	-
\$7,500 to \$9,999	31	-	-	-	-	12	-	-	-	-
\$10,000 to \$14,999	60	-	-	6	-	71	-	-	-	-
\$15,000 to \$19,999	112	-	-	7	-	45	-	-	-	-
\$20,000 to \$24,999	142	-	-	-	13	38	-	-	-	-
\$25,000 to \$34,999	288	-	-	8	-	122	-	-	-	9
\$35,000 to \$49,999	218	-	-	9	-	79	-	-	-	6
\$50,000 or more	48	-	-	-	-	19	-	-	-	-
Mean	\$27 253	-	-	\$26 711	\$24 720	\$25 824	-	-	-	\$32 246
Median	\$29 872	-	-	\$30 401	\$27 662	\$26 590	-	-	-	\$32 460
Persons for whom poverty status is determined	3 132	-	-	100	74	1 185	-	-	-	42
Income in 1979 below poverty level	48	-	-	-	18	12	-	-	-	-

Persons of Spanish origin may be of any race.

Table H-1. General Housing Characteristics: 1980—Con.

(For meaning of symbols, see introduction. For definitions of terms, see appendices A and B.)

The Area	Neighborhood 001	Neighborhood 002	Neighborhood 003	Neighborhood 004	Neighborhood 005	Neighborhood 006	Remainder of the Area
The Area							
Neighborhoods							
Total housing units.....	10 042	2 399	1 244	2 483	612	1 419	1 142
Seasonal and migratory	1	2	2	1	1	1	1
Year-round housing units.....	10 051	2 398	1 266	2 583	612	1 419	1 142
YEAR-ROUND HOUSING UNITS							
Tenure by Race and Spanish Origin of Householder							
Owner-occupied housing units.....	6 352	1 001	810	1 491	348	1 311	1 040
Percent of occupied housing units.....	62.9	42.5	67.4	57.0	57.9	92.4	91.8
White.....	5 273	950	458	1 448	40	1 259	1 027
Black.....	75	8	37	26	302	1	4
American Indian, Eskimo, and Aleut.....	4	1	1	1	1	1	1
Asian and Pacific Islander.....	43	5	2	2	14	10	10
Other.....	37	1	1	1	3	1	1
Spanish origin.....	165	22	26	47	7	23	21
Renter-occupied housing units.....	3 441	1 299	393	1 127	253	93	93
White.....	2 366	936	192	1 039	39	91	85
Black.....	776	33	135	57	211	2	2
American Indian, Eskimo, and Aleut.....	1	1	1	1	1	1	1
Asian and Pacific Islander.....	27	10	4	5	1	3	3
Other.....	48	1	1	1	3	1	1
Spanish origin.....	164	46	25	70	12	4	4
Vacancy Status							
Vacant housing units.....	364	98	65	65	11	15	9
For sale only.....	26	20	6	12	2	4	2
Vacant less than 6 months.....	27	12	3	8	1	3	1
For rent.....	111	46	34	25	5	1	1
Vacant less than 2 months.....	44	23	4	15	2	1	1
Held for occasional use.....	9	4	1	2	1	1	1
Other vacancies.....	98	28	24	26	4	7	7
Seasoned vacant.....	32	18	7	1	2	4	1
Lacking Complete Plumbing for Exclusive Use							
Year-round housing units.....	145	85	14	29	12	2	3
Owner-occupied housing units.....	32	6	8	9	3	2	2
Renter-occupied housing units.....	105	73	5	19	7	1	1
Vacant.....	9	6	1	1	1	1	1
Rooms							
Year-round housing units.....	10 059	2 399	1 244	2 483	612	1 419	1 142
1 room.....	25	124	49	65	4	5	10
2 rooms.....	379	185	41	111	4	11	10
3 rooms.....	1 230	521	92	379	51	43	105
4 rooms.....	1 427	328	214	334	104	112	65
5 rooms.....	1 925	320	300	618	181	233	187
6 or more rooms.....	4 841	920	570	974	268	1 019	827
Median.....	3.4	4.6	5.3	4.9	5.3	5.5+	5.4
Persons in Unit							
Occupied housing units.....	9 293	3 300	1 201	2 618	601	1 404	1 133
1 person.....	2 233	823	272	660	94	150	161
2 persons.....	3 072	641	336	841	154	339	360
3 persons.....	1 796	321	228	474	123	297	247
4 persons.....	1 406	248	154	374	94	226	199
5 persons.....	758	134	103	163	49	124	107
6 or more persons.....	526	131	92	100	65	64	59
Median, occupied housing units.....	2.37	2.01	2.69	2.27	2.93	2.54	2.68
Median, owner-occupied housing units.....	2.74	2.76	3.03	2.60	3.06	2.67	2.79
Median, renter-occupied housing units.....	1.78	1.45	2.11	1.90	2.66	1.96	1.47
Persons Per Room							
Owner-occupied housing units.....	6 352	1 001	810	1 491	348	1 311	1 040
1.00 or less.....	6 215	975	781	1 460	330	1 292	1 029
1.01 to 1.50.....	124	23	26	30	14	17	11
1.51 or more.....	13	3	3	1	4	2	1
Renter-occupied housing units.....	3 441	1 299	393	1 127	253	93	93
1.00 or less.....	3 272	1 243	354	1 080	224	90	93
1.01 to 1.50.....	108	31	20	34	20	2	1
1.51 or more.....	61	25	15	13	7	1	1
VALUE							
Specified owner-occupied housing units.....	5 367	745	650	1 161	280	1 231	941
Less than \$10,000.....	3	2	1	1	1	1	1
\$10,000 to \$14,999.....	11	1	3	6	1	1	1
\$15,000 to \$19,999.....	113	10	7	12	10	7	4
\$20,000 to \$24,999.....	228	29	30	25	17	6	4
\$25,000 to \$29,999.....	349	37	66	63	35	8	4
\$30,000 to \$34,999.....	349	61	94	106	25	29	13
\$35,000 to \$39,999.....	428	66	102	109	44	44	18
\$40,000 to \$49,999.....	1 144	168	169	337	73	190	163
\$50,000 to \$79,999.....	2 777	360	173	487	70	860	611
\$80,000 to \$99,999.....	216	25	3	12	2	75	84
\$100,000 to \$149,999.....	51	6	2	4	1	10	7
\$150,000 to \$199,999.....	2	1	1	1	1	1	1
\$200,000 or more.....	4	1	1	1	1	1	1
Median.....	\$54 000	\$50 800	\$41 400	\$47 700	\$40 800	\$61 600	\$41 900
CONTRACT RENT							
Specified renter-occupied housing units.....	3 412	1 284	389	1 322	347	91	92
Median.....	\$246	\$244	\$253	\$243	\$185	\$259	\$274

*Excludes "Other Asian and Pacific Islander" groups identified in sample tabulations. *Persons of Spanish origin may be of any race.

H-2. Selected Housing Characteristics: 1980—Con.

NOTE: ARE ESTIMATES BASED ON A 1974-84 SURVEY. SEE INTRODUCTION. FOR MEANING OF SYMBOLS SEE INTRODUCTION. FOR DEFINITIONS OF TERMS SEE APPENDIX 2.

Area	The Area	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Remainder of
Neighborhoods	36-1E1	001	002	004	005	006	006	the Area
HOUSEHOLDER MOVED INTO UNIT								
Owner-occupied housing units	6 359	1 000	804	1 524	349	1 359	998	321
March 1980	352	106	21	99	15	67	45	6
1979	1 024	185	136	258	30	156	219	70
1978	950	140	130	194	81	200	143	42
1969	1 496	237	181	396	109	267	206	98
1959	1 529	173	202	291	66	522	294	81
or earlier	295	159	124	288	28	154	86	24
Renter-occupied housing units	3 434	1 348	373	1 107	254	79	104	145
March 1980	1 134	556	106	297	92	14	19	48
1979	1 255	461	328	426	96	26	56	68
1978	1 451	197	35	157	33	13	-	16
1969	378	51	95	144	25	5	23	28
or earlier	156	53	6	53	14	5	8	5
BATHROOMS								
Year-round housing units	10 062	2 458	1 248	2 691	605	1 450	1 118	492
more than 1, 1 1/2 or 2 bath	187	21	12	40	23	-	-	-
1 1/2 bath	6 557	1 762	915	2 056	423	717	615	298
1 bath	1 954	370	187	379	125	422	264	124
no complete bathroom	1 064	247	130	176	36	250	205	70
Owner-occupied housing units	6 359	1 000	804	1 524	349	1 359	998	321
more than 1, 1 1/2 or 2 bath	25	4	4	5	-	11	-	-
1 1/2 bath	3 527	515	489	1 011	269	679	503	150
1 bath	1 819	312	179	337	104	415	294	114
no complete bathroom	968	168	124	172	36	250	201	17
Renter-occupied housing units	3 434	1 348	373	1 107	254	79	104	145
more than 1, 1 1/2 or 2 bath	134	49	8	34	43	-	-	-
1 1/2 bath	3 056	1 149	351	1 027	191	74	102	142
1 bath	126	51	8	42	22	5	-	-
no complete bathroom	96	79	6	4	-	-	4	3
Year-round housing units	10 062	2 458	1 248	2 691	605	1 450	1 118	492
KITCHEN FACILITIES								
Complete kitchen facilities	9 785	2 314	1 202	2 654	575	1 439	1 111	486
incomplete kitchen facilities	277	144	46	37	26	11	7	6
SOURCE OF WATER								
Public system or private company	10 049	2 458	1 248	2 685	605	1 443	1 118	492
Public system	6	-	-	6	-	-	-	-
Public well	7	-	-	-	-	7	-	-
Other source	-	-	-	-	-	-	-	-
SEWERAGE DISPOSAL								
Sanitary sewer	10 025	2 445	1 243	2 691	591	1 445	1 118	492
Septic tank or cesspool	11	-	5	-	6	-	-	-
Other means	26	13	-	-	8	5	-	-
HEATING EQUIPMENT								
None	2 774	942	280	711	348	264	190	39
Central system	1 222	384	183	171	36	240	159	47
More than 1 individual room units	6 066	1 130	805	1 809	221	926	769	406
HEATING EQUIPMENT								
Steam or hot water system	5 846	1 396	602	1 734	378	711	693	332
Central warm-air furnace	3 090	647	405	896	141	684	387	127
Hot air furnace	139	81	17	11	30	-	-	-
Electric furnace	470	201	101	111	22	-	12	23
Wood or peat furnace	146	36	25	57	-	11	12	5
Heaters with flue	257	56	83	63	16	30	9	5
Heaters without flue	80	26	12	13	18	6	5	-
Fireplaces, stoves, or portable room heaters	34	15	-	6	-	-	-	-
None	-	-	-	-	-	-	-	-
Occupied housing units	9 793	2 348	1 179	2 633	605	1 438	1 104	484
TELEPHONE IN HOUSING UNIT								
With telephone	9 398	2 172	1 117	2 558	540	1 423	1 100	486
Without telephone	365	174	62	75	65	15	4	-
VEHICLES AVAILABLE								
None	1 236	430	133	447	100	61	51	14
1	3 593	1 052	458	872	247	380	385	199
2	3 553	618	428	968	214	644	452	231
3 or more	1 411	248	162	346	44	353	216	42

Table H-3. Structural Characteristics of Housing Units: 1980—Con.

(Data are estimates based on a sample. See introduction for meaning of symbols. See introduction for definitions of terms. See appendix B.)

	The Area 34-181	Neighborhood 001	Neighborhood 002	Neighborhood 003	Neighborhood 004	Neighborhood 005	Neighborhood 006	Remainder of the Area
UNITS IN STRUCTURE								
Year-round housing units	10 042	2 458	1 248	2 491	605	1 450	1 118	492
Seasoned	5 456	239	472	1 254	279	1 350	998	314
Unseasoned	4 586	1219	776	1 237	326	100	119	178
1 or more	1 579	474	265	605	142	18	54	30
2 or more	278	176	88	197	6	19	5	34
3 or more	1 958	945	137	507	131	63	61	114
10 or more	17	27	—	—	—	—	—	—
Owner-occupied housing units	4 359	1 000	806	1 526	349	1 359	998	321
Seasoned	5 254	725	618	1 154	254	1 315	965	300
Unseasoned	262	56	73	95	38	—	—	—
1 or more	652	173	104	227	53	18	22	11
2 or more	52	22	7	26	5	5	5	—
3 or more	93	21	4	22	4	26	6	10
10 or more	—	—	—	—	—	—	—	—
Renter-occupied housing units	3 454	1 348	373	1 107	256	79	106	165
Seasoned	297	71	32	50	25	23	19	14
Unseasoned	75	15	15	27	2	—	—	—
1 or more	312	192	74	134	30	—	32	19
2 or more	1 425	148	74	134	19	—	—	34
3 or more	1 617	905	130	395	102	37	55	68
10 or more	17	27	—	—	—	—	—	—
YEAR STRUCTURE BUILT								
Year-round housing units	10 042	2 458	1 248	2 491	605	1 450	1 118	492
1979 or later	214	186	—	6	8	—	14	—
1975 to 1978	230	154	18	4	22	10	20	—
1970 to 1974	536	305	76	57	26	8	47	17
1960 to 1969	1 462	189	252	484	93	114	120	230
1950 to 1959	2 350	270	294	451	140	273	504	119
1940 to 1949	1 574	185	187	482	159	295	169	44
1939 or earlier	3 564	1 185	421	1 205	165	260	244	82
Owner-occupied housing units	4 359	1 000	806	1 526	349	1 359	998	321
1979 or later	27	—	—	—	—	—	14	—
1975 to 1978	50	7	13	—	—	10	20	—
1970 to 1974	164	24	45	19	8	8	47	11
1960 to 1969	589	43	101	139	60	84	65	97
1950 to 1959	1 560	104	225	257	73	277	476	98
1940 to 1949	1 012	54	89	307	71	295	158	38
1939 or earlier	2 567	766	333	804	137	227	218	77
Renter-occupied housing units	3 454	1 348	373	1 107	256	79	106	165
1979 or later	192	126	—	6	—	—	—	—
1975 to 1978	180	147	5	6	22	—	—	—
1970 to 1974	358	269	27	38	18	—	—	8
1960 to 1969	640	112	146	337	33	30	55	127
1950 to 1959	533	150	40	194	67	33	26	21
1940 to 1949	454	111	77	163	88	3	6	4
1939 or earlier	877	373	78	343	28	13	17	5
BEDROOMS								
Year-round housing units	10 042	2 458	1 248	2 491	605	1 450	1 118	492
None	342	215	50	57	16	5	—	—
1	1 957	784	191	624	78	57	91	132
2	2 685	563	372	917	208	313	182	130
3	3 805	581	487	885	205	657	578	212
4	1 060	223	107	174	76	187	255	18
5 or more	212	72	41	34	22	31	12	—
Owner-occupied housing units	4 359	1 000	806	1 526	349	1 359	998	321
None	15	—	—	6	—	—	—	—
1	246	71	7	104	10	24	17	11
2	1 534	165	235	499	96	293	160	86
3	3 354	476	416	726	151	822	554	209
4	998	216	107	157	61	187	255	15
5 or more	212	72	41	34	22	31	12	—
Renter-occupied housing units	3 454	1 348	373	1 107	256	79	106	165
None	299	215	21	51	7	5	—	—
1	1 649	678	175	502	68	31	74	121
2	1 036	338	111	295	112	20	22	26
3	423	105	66	142	54	23	10	3
4	47	12	—	17	15	—	—	3
5 or more	—	—	—	—	—	—	—	—
STORIES IN STRUCTURE								
Year-round housing units	10 042	2 458	1 248	2 491	605	1 450	1 118	492
1 to 3	9 495	1 908	1 248	2 479	605	1 450	1 118	487
4 to 6	50	40	—	5	—	—	—	5
7 to 12	500	493	—	7	—	—	—	—
13 or more	17	—	—	—	—	—	—	—
PASSENGER ELEVATOR								
Structures with 4 or more stories	567	550	—	12	—	—	—	5
With elevator	517	510	—	7	—	—	—	5
No elevator	50	40	—	5	—	—	—	—

H-4. Fuels and Financial Characteristics of Housing Units: 1980—Con.

Data are estimates based on a sample; see Introduction. For meaning of symbols, see Introduction. For definitions of terms, see appendix B.

Neighborhoods	The Area 34-181	Neighborhood 001	Neighborhood 002	Neighborhood 003	Neighborhood 004	Neighborhood 005	Neighborhood 006	Remainder of the Area
Occupied housing units	9 793	2 348	1 179	2 632	605	1 438	1 104	484
BURNING FUEL								
Gas or LP gas	5 380	565	563	849	197	604	388	222
Electricity etc.	772	25	117	122	52	20	12	23
None	5 521	1 287	496	1 666	356	804	693	231
None	11	5	6	6	6	5	5	5
None	25	4	—	—	—	—	—	—
None	11	11	—	—	—	—	—	—
None	—	—	—	—	—	—	—	—
HEATING FUEL								
Gas or LP gas	5 264	992	719	1 452	307	935	664	295
Electricity etc.	201	93	22	47	8	30	6	5
None	562	435	126	101	55	71	38	36
None	3 550	838	306	1 053	235	397	391	150
None	11	—	6	—	—	—	—	—
None	5	—	—	—	—	5	—	—
MOON FUEL								
Gas or LP gas	7 354	1 421	957	2 253	502	1 011	535	405
Electricity etc.	136	15	16	32	8	19	9	17
None	2 171	531	190	331	87	402	260	64
None	55	20	10	17	9	—	—	—
None	47	41	6	—	—	—	—	—
AGE STATUS AND SELECTED MONTHLY COSTS								
Specified owner-occupied housing units	3 347	763	452	1 182	285	1 257	933	295
Mortgage	3 226	454	424	682	182	659	636	168
Less than \$100	4	—	—	—	4	—	—	—
To \$149	20	—	3	6	13	5	7	—
To \$199	24	—	3	19	10	5	17	—
To \$249	81	15	18	31	17	13	17	—
To \$299	240	19	59	59	13	42	64	12
To \$349	528	62	69	133	24	117	97	34
To \$399	531	76	43	133	35	90	101	53
To \$449	492	65	64	132	13	106	76	36
To \$499	314	45	76	59	—	77	51	6
To \$549	644	92	78	123	36	151	135	29
To \$749	259	61	14	36	12	53	65	18
\$750 or more	79	19	—	11	8	18	23	—
Total	\$418	\$442	\$416	\$407	\$369	\$436	\$421	\$395
Specified renter-occupied housing units	2 141	309	228	499	103	598	297	107
Less than \$50	—	—	—	—	—	—	—	—
To \$74	—	—	—	—	—	—	—	—
To \$99	—	—	—	—	—	—	—	—
To \$149	58	6	7	26	—	16	3	—
To \$199	519	77	72	179	15	95	61	20
To \$249	767	119	66	200	33	216	120	33
To \$299	777	107	83	94	55	271	113	54
To \$749	—	—	—	—	—	—	—	—
To \$750 or more	—	—	—	—	—	—	—	—
Total	\$231	\$230	\$227	\$211	\$250	\$244	\$235	\$250
RENT								
Specified renter-occupied housing units	3 426	1 348	365	1 107	254	79	106	163
Less than \$60	66	27	—	20	19	—	—	—
To \$79	80	40	12	14	14	—	—	—
To \$99	54	27	—	14	7	—	6	—
To \$119	82	54	—	14	14	—	—	—
To \$149	126	92	—	34	—	—	—	—
To \$169	84	57	—	21	6	—	—	—
To \$199	164	88	15	12	43	—	6	—
To \$249	386	119	32	177	33	11	14	—
To \$299	748	242	110	237	30	25	31	73
To \$349	612	272	76	309	40	20	44	51
To \$399	379	153	43	143	24	6	5	5
To \$499	267	114	51	65	18	5	6	8
To \$749	33	12	6	7	—	—	—	8
To \$750 or more	125	31	20	40	8	12	8	5
Total	\$290	\$279	\$302	\$298	\$232	\$295	\$307	\$295

Table H-5. Characteristics of Housing Units With Householder of Specified Race and Spanish Origin: 1980—Con.

(Data are estimates based on a sample. See introduction for meaning of symbols. See introduction for definitions of terms. See appendix B.)

	Race					Race					
	White	Black	American Indian, Eskimo, and Aleut	Asian and Pacific Islander	Spanish origin	White	Black	American Indian, Eskimo, and Aleut	Asian and Pacific Islander	Spanish origin	
The Area 34-181						Neighborhood 001					
TENURE											
Occupied housing units	8 041	1 571	20	55	340	1 882	429	14	4	44	
Owner-occupied housing units	5 496	734	9	37	162	957	33	3	...	31	
Percent of occupied housing units	68.2	46.9	45.0	67.3	47.6	52.7	19.3	21.4	...	47.0	
Renter-occupied housing units	2 565	767	11	18	178	925	346	11	...	25	
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS											
Specified owner-occupied housing units	4 448	603	...	37	128	707	49	...	...	23
With a mortgage	2 672	451	...	30	106	407	40	...	...	22
Less than \$200	25	22	...	...	...	...	...	...	...	...
\$200 to \$299	237	54	...	...	...	...	...	...	...	...
\$300 to \$399	576	152	...	...	...	...	...	...	...	...
\$400 to \$499	754	159	...	...	...	...	...	...	...	...
\$500 or more	810	147	...	...	...	...	...	...	...	...
Median	\$425	\$358	...	\$500	\$421	\$462	\$372	...	...	\$582
Not mortgaged	2 016	152	...	7	22	300	9	...	...	...
GROSS RENT											
Specified renter-occupied housing units	2 557	787	11	18	178	975	346	11	...	25	
Less than \$100	150	42	...	...	...	...	...	...	...	6
\$100 to \$199	331	117	...	...	...	...	...	...	...	...
\$200 to \$299	946	188	...	...	...	...	...	...	...	...
\$300 or more	1 026	419	...	...	...	...	...	...	...	...
No cash rent	164	21	...	...	...	...	...	...	...	...
Median	\$279	\$300	...	\$300	\$295	\$248	\$300	...	...	\$288
Neighborhood 002						Neighborhood 003					
TENURE											
Occupied housing units	599	584	...	14	43	9 514	78	6	14	122	
Owner-occupied housing units	423	367	...	...	37	1 473	32	...	14	28
Percent of occupied housing units	70.6	62.2	...	...	82.8	58.6	42.3	...	100.0	23.0
Renter-occupied housing units	176	179	...	14	16	1 041	45	...	...	94
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS											
Specified owner-occupied housing units	340	296	...	...	22	1 345	17	...	...	11
With a mortgage	137	271	...	...	22	652	11	...	...	7
Less than \$200	3	...	...	...	...	...	...	...	...	...
\$200 to \$299	25	52	...	...	...	...	...	...	...	...
\$300 to \$399	35	61	...	...	...	...	...	...	...	...
\$400 to \$499	59	81	...	...	...	...	...	...	...	...
\$500 or more	15	77	...	...	...	...	...	...	...	...
Median	\$409	\$428	...	...	\$369	\$409	\$392	...	...	\$350
Not mortgaged	203	25	...	...	...	493	6	...	...	4
GROSS RENT											
Specified renter-occupied housing units	168	179	...	...	16	1 041	45	...	...	94
Less than \$100	7	...	...	...	...	...	...	...	...	...
\$100 to \$199	12	...	...	...	...	...	...	...	...	...
\$200 to \$299	21	...	...	...	...	...	...	...	...	...
\$300 or more	66	...	...	...	...	...	...	...	...	...
No cash rent	12	...	...	...	...	...	...	...	...	...
Median	\$293	\$300	...	...	\$300	\$299	\$285	...	...	\$300
Neighborhood 004						Neighborhood 005					
TENURE											
Occupied housing units	71	312	...	...	32	1 438	...	...	...	37
Owner-occupied housing units	42	301	...	...	10	1 359	...	...	...	37
Percent of occupied housing units	59.2	58.8	...	...	31.3	94.5	...	...	...	100.0
Renter-occupied housing units	29	211	...	...	22	79	...	...	...	...
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS											
Specified owner-occupied housing units	...	241	...	...	6	1 257	...	...	...	37
With a mortgage	...	169	...	...	6	659	...	...	...	32
Less than \$200	...	23	...	...	...	5	...	...	...	...
\$200 to \$299	...	25	...	...	...	47	...	...	...	...
\$300 to \$399	...	57	...	...	...	207	...	...	...	...
\$400 to \$499	...	13	...	...	...	183	...	...	...	...
\$500 or more	...	51	...	...	...	222	...	...	...	...
Median	...	\$364	...	...	...	\$441	...	...	...	\$500
Not mortgaged	...	72	...	...	6	598	...	...	...	5
GROSS RENT											
Specified renter-occupied housing units	29	311	...	...	22	79	...	...	...	...
Less than \$100	6	26	...	...	...	...	...	...	...	...
\$100 to \$199	7	48	...	...	...	...	...	...	...	...
\$200 to \$299	16	67	...	...	...	...	...	...	...	...
\$300 or more	...	82	...	...	...	...	...	...	...	...
No cash rent	...	8	...	...	...	...	...	...	...	...
Median	\$297	\$259	...	...	\$121	\$293	...	...	...	...

Persons of Spanish origin may be of any race.

4-5. Characteristics of Housing Units With Householder of Specified Race and Spanish Origin: 1980—Con.

Data are estimates based on a survey; see Introduction. For meaning of symbols, see Introduction. For definitions of terms, see appendix B.

	Race					Race				
	White	Black	American Indian, Eskimo, and Aleut	Asian and Pacific Islander	Spanish origin	White	Black	American Indian, Eskimo, and Aleut	Asian and Pacific Islander	Spanish origin
	Neighborhood 006					Remainder of the Area				
Occupied housing units	1 071	6	-	23	28	484	-	-	-	12
Unoccupied housing units	271	-	-	23	23	321	-	-	-	6
Percent of occupied housing units	90.7	-	-	100.0	62.1	66.9	-	-	-	30.0
Unoccupied housing units	100	-	-	-	5	165	-	-	-	6
MORTGAGE STATUS AND SELECTED MONTHLY RENT COSTS										
Specified owner-occupied housing units	906	-	-	-	23	295	-	-	-	-
Mortgage	816	-	-	-	16	166	-	-	-	-
Less than \$200	7	-	-	-	-	-	-	-	-	-
\$200 to \$299	81	-	-	-	-	12	-	-	-	-
\$300 to \$399	198	-	-	-	-	67	-	-	-	-
\$400 to \$499	127	-	-	-	-	27	-	-	-	-
\$500 or more	263	-	-	-	-	27	-	-	-	-
Median	\$417	-	-	-	\$550	\$594	-	-	-	-
Unimproved	290	-	-	-	-	107	-	-	-	-
RENT										
Specified renter-occupied housing units	-	-	-	-	-	165	-	-	-	-
Less than \$100	-	-	-	-	-	-	-	-	-	-
\$100 to \$199	-	-	-	-	-	-	-	-	-	-
\$200 to \$299	-	-	-	-	-	87	-	-	-	-
\$300 or more	-	-	-	-	-	72	-	-	-	-
Median	-	-	-	-	-	6	-	-	-	-
Unimproved	-	-	-	-	-	\$291	-	-	-	-
[Empty rows for other neighborhoods follow the same structure]										

Persons of Spanish origin may be of any race.

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NEIGHBORHOOD STATISTICS PROGRAM
NARRATIVE PROFILES OF NEIGHBORHOODS IN
RAHWAY, N.J.

CENTRAL

INTRODUCTION

Your community has joined the U.S. Commerce Department's Census Bureau in a special Neighborhood Statistics program. The purpose of this program is to produce demographic and economic information based on the results of the 1980 Census of Population and Housing for officially recognized neighborhoods in participating areas.

Central is one of the neighborhoods in Rahway, N.J. The following profile is a standardized, computer-produced narrative which highlights general population and housing trends. Statistics for the specific neighborhood are "plugged into" the narrative. References to detailed statistical tables appear in the narrative.+

The term "Neighborhood Publication Area" (NPA) used in the narrative refers to the total geographic area within which a set of neighborhoods was defined by program participants for this special Census Bureau program. Please refer to the Geographic Definition of Neighborhoods accompanying this NPA's profiles for exact NPA and individual neighborhood boundaries.

+ Some statements in this profile are flagged with a "*". In these statements, two or more figures derived from the 1980 census sample are discussed in a fashion that could imply a comparison between the figures. Also, in some instances, comparisons are implied between figures cited in different sentences, for example, when citing figures for the population as a whole, and for specific race groups or for different age groups. Since the figures were derived from the 1980 census sample, they are subject to a certain amount of sampling variability. Appendix D in this report contains a discussion of sampling variability and also details methods to determine if a difference between two sample estimates is beyond that expected to result from sampling variability. The reader is urged to apply these methods to the flagged statements in order to conclude whether the estimated differences cited for this neighborhood are real or could merely be the result of sampling variability.

POPULATION CHARACTERISTICS

According to the census, 5,616 persons lived in Central on April 1, 1980. They comprised 21.0 percent of the NPA's total population of 26,723.

Race and Spanish Origin (Tables P-1 and P-6)

The census showed that Central had 4,388 Whites; 1,060 Blacks; 11 American Indians, Eskimos, and Aleuts; and 63 Asians and Pacific Islanders. Persons of Spanish origin (who may be of any race) numbered 275.

The above numbers are based on 100-percent tabulations shown in Table P-1; comparable sample estimates by race and Spanish origin are found in Table P-6. However, it is important to note that sample totals for race and Spanish origin may differ from complete-count totals because of sampling variability and other factors. For a discussion of comparability between complete and sample counts, see Appendix B, "Definitions and Explanations". Also, certain paragraphs or sentences will provide specific information by race or Spanish origin group if that group meets certain thresholds based on the 100-percent tabulations for that neighborhood.

Age, Household, and Family Characteristics (Tables P-1, P-3, and P-6)

Among the 5,616 persons in Central, 18.8 percent, or 1,057, were under 15 years old and 13.5 percent, or 760, were 65 years and over. In the NPA, 18.4 percent were under 15 years and 11.6 percent were 65 years and over. The neighborhood's median age was 32.5 as compared with the NPA's 33.6 years.

One of the major national trends over the past ten years has been an increase in the number of households, especially small households. The 2,300 households in Central represented 23.5 percent of all NPA households. Among the neighborhood households, 35.8 percent consisted of 1 person and 5.7 percent had 6 or more persons. Nonfamily households composed of householders who lived alone or only with unrelated persons represented 39.2 percent of all the households. There were 10 persons in group quarters. Among persons 65 and over 55.3 percent lived in family households, 44.1 percent in nonfamily households, and 0.7 percent in group quarters.

Marital status is one indicator used to describe family life and its changing patterns. Among persons in Central 15 years and older, 52.2 percent of 2,178 men and 47.3 percent of the 2,381 women were married (excluding separated) at the time of the

census.

Comparable percentages for the NPA were 60.2 percent for men and 53.9 percent for women. Of the 3,203 persons in the neighborhood who had ever been married, 13.8 percent were either separated or divorced as compared with 9.7 percent separated or divorced in the NPA.

Fertility, family type and the presence of children are also important measurements of the trends in family life. Table P-3 contains data on these topics. Central had 1,376 families, of which 70.0 percent were maintained by a married couple, 14.8 percent by a female householder with no husband present, and 5.4 percent by a male householder with no wife present.* Of the neighborhood's 598 families with own children under 18 years, 17.1 percent were one-parent families maintained by the mother.* Of the families with own children under 18 years, the average number of persons per family was 3.25. (This is a derived measure based on sample data in STF 3 which cannot be obtained from Table P-3.)

Table P-6 contains data by major race group and Spanish origin for family type and the presence of children. Of the neighborhood's 1,093 White families, 84.2 percent were married-couple families and 11.6 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 11.4 percent of the White families with own children under 18 years old.* Of the neighborhood's 245 Black families, 62.9 percent were married-couple families and 25.7 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 34.7 percent of the Black families with own children under 18 years old.*

Nativity, Ancestry, and Language (Tables P-2 and P-3)

The percent foreign born in Central was 9.8 percent. The foreign born category relates to first generation immigrants. On the other hand, ancestry can reflect several generations of ethnic or national origin. In the 1980 census, the neighborhood reported 451 persons of Italian ancestry, 402 persons of Irish ancestry, and 268 persons of German ancestry.*

Language spoken at home is another indicator of ethnic diversity. Of the neighborhood's 908 persons aged 5 to 17 years old, 71 or 7.8 percent were reported speaking a language other than English at home.* Among the persons in this age group who spoke a language other than English at home, 63.4 percent were reported speaking Spanish.* Among those 18 and over, 14.7 percent reported speaking a language other than English at home.* About 166 or 26.7 percent of these adults were reported to be Spanish speaking.* Of the persons who were reported to speak a language

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NEIGHBORHOOD: 001 Central

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other than English, 4.2 percent of the children and 12.6 percent of the adults in Central reported that they could speak English not well or not at all.*

School Enrollment (Table P-2)

In Central, 1,217 persons aged 3 and over were enrolled in school. They included 88 in nursery schools, 612 in kindergarten through eighth grade, and 253 in high school.* Of the students in grades K-12, 18.7 percent were enrolled in private schools. The 264 persons enrolled in colleges included only those students living in the neighborhood while attending school. (These enrollment figures do not include students who attended schools in the neighborhood but who lived elsewhere nor students whose parental homes were in the neighborhood but who lived elsewhere while attending college.) Of persons 16 to 19 years old residing in the neighborhood, 21.2 percent were not enrolled in schools and were not high school graduates and thus may be considered dropouts.

Educational Attainment (Tables P-2 and P-6)

Of those 25 years old and over in Central, 13.5 percent had a grade school education or less, and 71.8 percent were high school graduates, including 30.4 percent who had completed one or more years of college.* About 16.8 percent of the population 25 years old and over in Central had completed 4 years or more of college. 70.9 percent of White persons 25 years old and over were high school graduates, while 17.5 percent had completed 4 years or more of college.* 74.8 percent of Black persons 25 years old and over were high school graduates, while 16.2 percent had completed 4 years or more of college.*

Table P-2 contains additional data on educational attainment and labor force status. Additional data for the NPA and neighborhoods on educational attainment by race and Spanish origin are found in Table P-6.

Disability and Veteran Status (Table P-2)

In Central, among noninstitutionalized persons 16 to 64 years of age, 6.1 percent reported that they had a health condition which had lasted for 6 or more months and which prevented them from working or which limited them in the kind or amount of work they could do.* Those reporting themselves as prevented from working totaled 2.7 percent.* Of noninstitutionalized persons 16 years of age and over, 2.2 percent had a health condition which had lasted 6 or more months and which made it difficult or impossible to use public transportation.*

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Another social characteristic presented in Table P-2 is veteran status. In Central, 18.9 percent of civilians 16 years and over were veterans, including 39.4 percent of the male civilians.*

Means of Transportation to Work (Table P-2)

Data on means of transportation to work show that 66.5 percent of the workers residing in Central drove alone to work, 11.7 percent rode to work in carpools, and 8.6 percent used some form of public transportation.* Table P-2 contains detail on means of travel in addition to data for the NPA.

Migration (Table P-3)

A total of 5,066 persons 5 years old and over were living in Central in 1980. Of those, 43.4 percent had been living in a different house in the United States 5 years earlier. Of those movers, 59.8 percent lived in the same county; 24.6 percent lived in the same state, but a different county; while 15.6 percent lived in a different state.* Data on region of residence 5 years ago for movers are found in Table P-3.

Labor Force Status (Tables P-4 and P-6)

Information on the economic situation of persons in Central begins in Table P-4. In the neighborhood, 66.4 percent of all working-age (16 years and over) persons and 52.7 percent of working-age females were in the labor force.* 69.2 percent of persons 16 years and over worked in 1979.* The unemployment rate for Central was 6.3 percent.* The unemployment rate was 7.1 percent for White persons.* The unemployment rate was 3.9 percent for Black persons.*

Table P-4 also contains data for the neighborhood and the NPA on labor force status by usual hours and weeks worked, weeks of unemployment in 1979, and number of workers in families.

Occupation, Industry, and Class of Worker (Table P-4)

Central residents were employed in a variety of occupations in 1980. They included 613 in administrative support occupations, including clerical. Another 369 persons said they were in precision production, craft, and repair occupations, and 313 persons were in professional specialty occupations.*

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main

activity of the employer. Residents of this neighborhood were employed in the following industries: 832 persons were employed in manufacturing, 423 persons were employed in professional and related services, and 345 persons were employed in retail trade.*

Of the 2,708 employed persons in Central, 81.3 percent worked for wages or salary for a private company, business, or individual.* Another 15.9 percent held local, state, or Federal Government jobs.* The self-employed represented 2.6 percent of the employed.* The major occupation and industry groups are listed in Table P-4.

Income and Poverty Status (Tables P-5 and P-6)

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Central was \$18,100. (This means it is estimated that half had incomes below and half above this figure). Households with incomes less than \$7,500 were 20.1 percent of all households in the neighborhood, while households with incomes of \$25,000 or more constituted 32.7 percent of the households; the remaining 47.2 percent of the households had incomes between \$7,500 and \$25,000.*

The median income in 1979 for families in the neighborhood was \$23,641.* The median income for White families in the neighborhood was \$25,011.* The median income for Black families in the neighborhood was \$20,985.* For unrelated individuals 15 years old and over in the neighborhood, the median income in 1979 was \$10,987.* On a per capita income basis, every man, woman, and child in Central averaged \$8,445 in 1979.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 514 persons below the poverty level in 1979 in Central, or 9.4 percent of all persons for whom poverty status was determined.* Related children under 18 years represented 35.6 percent of the poverty population in Central.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 94 persons 65 years and over below the poverty level in 1979, or 13.5 percent of all elderly persons in Central.* Of the 90 families below the poverty level in Central, 45.6 percent had a female householder with no husband present.

In Central, the poverty rate for White persons was 6.6 percent.* In Central, the poverty rate for Black persons was 16.9 percent.* Comparable figures for the NPA are found in Table P-6.

HOUSING CHARACTERISTICS

According to the census, there were 2,399 housing units in Central on April 1, 1980. They comprised 23.8 percent of the 10,062 housing units in the NPA.

Year-Round Housing Units (Table H-1)

The 1980 census showed that of the 2,300 year-round occupied housing units in Central, 43.5 percent were occupied by owners and 56.5 percent by renters. The comparable figures for the NPA were 64.9 percent owner-occupied and 35.1 percent renter-occupied. There were 98 vacant housing units in this neighborhood with a rental vacancy rate of 3.4 percent and a homeowner vacancy rate of 2.0 percent.

Of the 1,001 owner-occupied housing units in Central, 89.9 percent were occupied by White householders; 8.4 percent by Black householders; ... percent by American Indian, Eskimo, and Aleut householders; 0.5 percent by Asian and Pacific Islander householders; and 3.2 percent by Spanish origin householders. (Those of Spanish origin may be of any race.) The comparable figures for the NPA were 86.2 percent White householders; 12.5 percent Black householders; 0.1 percent American Indian, Eskimo, and Aleut householders; and 0.7 percent Asian and Pacific Islander householders; and 2.6 percent Spanish origin householders.

There were 1,299 renter-occupied housing units in the neighborhood, of which 72.3 percent were occupied by White householders; 25.7 percent by Black householders; ... percent by American Indian, Eskimo, and Aleut householders; 0.8 percent by Asian and Pacific Islander householders; and 3.5 percent by Spanish origin householders. The comparable figures for the renter-occupied housing units in the NPA were 74.6 percent White householders; 23.1 percent Black householders; 0.1 percent American Indian, Eskimo, and Aleut householders; 0.8 Asian and Pacific Islander householders; and 4.8 percent Spanish origin householders.

Structural Characteristics (Table H-3)

The census found that about 26.2 percent of the housing units in Central were built in 1970 or later, while 48.4 percent of the housing units were built before 1940.*

The census also showed that 76.4 percent of the owner-occupied housing units had three bedrooms or more, and that 33.8 percent of the renter-occupied housing units had two bedrooms or more.*

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Fuels Used (Table H-4)

Census data indicate that fuel oil, kerosene, etc. was used by 54.8 percent of all households in the neighborhood for house heating.* Similarly, utility gas was used by 60.5 percent of the households for cooking ; and utility gas was used by 42.2 percent of the households for water heating.*

Heating and Cooling of Housing Units (Table H-2)

Data on type of heating systems in the neighborhood indicate that 96.1 percent of the year-round housing units in Central had central heating systems and 61.7 percent had air-conditioning.*

Kitchen Facilities, Telephones, and Vehicles (Table H-2)

In Central, 94.1 percent of the year-round housing units had complete kitchen facilities.* Data from the 1980 census show that 92.6 percent of the households in the neighborhood had telephones available in the housing units.* At least one vehicle was available for use by household members in 81.7 percent of the households.*

Length of Time in Unit (Table H-2)

The statistics for this neighborhood indicate that in Central 28.7 percent of all householders had lived in their housing units 10 years or more. Census data also show that for the neighborhood 10.6 percent of the owners and 41.2 percent of the renters moved into their units in the 15 months preceding the census.*

Value, Mortgages, and Monthly Costs (Tables H-1 and H-4)

Financial data for Central show that the median value for specified owner-occupied homes (i.e., one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$50,800 as compared to \$54,000 for the NPA as a whole. The median contract rent paid for rental housing units in the neighborhood was \$244 as compared to \$246 for the NPA.

Within this neighborhood, 59.5 percent of the specified owner-occupied housing units were mortgaged, and 40.5 percent were not mortgaged.* The median selected-monthly-owner housing costs for neighborhood units with a mortgage was \$442 and \$230 for units not mortgaged.* Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.

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Data for rental units showed that for the specified renter-occupied housing units in Central (i.e., renter-occupied housing units except one-family houses on 10 or more acres), the median gross rent was \$279. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuels and water).

We hope the preceding profile is helpful to you in your analysis of the neighborhood. Please refer to the data tables for further information on these and related subjects. The text in the printed booklet will provide you with explanations and definitions of the various terms used in this profile and in the tables.

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NEIGHBORHOOD: 001 Central

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RAHWAY, N.J.

EASTERN

INTRODUCTION

Your community has joined the U.S. Commerce Department's Census Bureau in a special Neighborhood Statistics program. The purpose of this program is to produce demographic and economic information based on the results of the 1980 Census of Population and Housing, for officially recognized neighborhoods in participating areas.

Eastern is one of the neighborhoods in Rahway, N.J. The following profile is a standardized, computer-produced narrative which highlights general population and housing trends. Statistics for the specific neighborhood are "plugged into" the narrative. References to detailed statistical tables appear in the narrative.†

The term "Neighborhood Publication Area" (NPA) used in the narrative refers to the total geographic area within which a set of neighborhoods was defined by program participants for this special Census Bureau program. Please refer to the Geographic Definition of Neighborhoods accompanying this NPA's profiles for exact NPA and individual neighborhood boundaries.

† Some statements in this profile are flagged with a "*". In these statements, two or more figures derived from the 1980 census sample are discussed in a fashion that could imply a comparison between the figures. Also, in some instances, comparisons are implied between figures cited in different sentences, for example, when citing figures for the population as a whole, and for specific race groups or for different age groups. Since the figures were derived from the 1980 census sample, they are subject to a certain amount of sampling variability. Appendix D in this report contains a discussion of sampling variability and also details methods to determine if a difference between two sample estimates is beyond that expected to result from sampling variability. The reader is urged to apply these methods to the flagged statements in order to conclude whether the estimated differences cited for this neighborhood are real or could merely be the result of sampling variability.

NPA: 181 Rahway, N.J.
NEIGHBORHOOD: 002 Eastern

POPULATION CHARACTERISTICS

According to the census, 3,614 persons lived in Eastern on April 1, 1980. They comprised 13.5 percent of the NPA's total population of 26,723.

Race and Spanish Origin (Tables P-1 and P-6)

The census showed that Eastern had 1,695 Whites; 1,806 Blacks; 10 American Indians, Eskimos, and Aleuts; and 35 Asians and Pacific Islanders. Persons of Spanish origin (who may be of any race) numbered 204.

The above numbers are based on 100-percent tabulations shown in Table P-1; comparable sample estimates by race and Spanish origin are found in Table P-6. However, it is important to note that sample totals for race and Spanish origin may differ from complete-count totals because of sampling variability and other factors. For a discussion of comparability between complete and sample counts, see Appendix B, "Definitions and Explanations". Also, certain paragraphs or sentences will provide specific information by race or Spanish origin group if that group meets certain thresholds based on the 100-percent tabulations for that neighborhood.

Age, Household, and Family Characteristics (Tables P-1, P-3, and P-6)

Among the 3,614 persons in Eastern, 20.8 percent, or 751, were under 15 years old and 8.8 percent, or 318, were 65 years and over. In the NPA, 18.4 percent were under 15 years and 11.6 percent were 65 years and over. The neighborhood's median age was 32.6 as compared with the NPA's 33.6 years.

One of the major national trends over the past ten years has been an increase in the number of households, especially small households. The 1,201 households in Eastern represented 12.3 percent of all NPA households. Among the neighborhood households, 18.5 percent consisted of 1 person and 7.7 percent had 6 or more persons. Nonfamily households composed of householders who lived alone or only with unrelated persons represented 21.3 percent of all the households. There were 0 persons in group quarters. Among persons 65 and over 75.8 percent lived in family households, 24.2 percent in nonfamily households, and 0.0 percent in group quarters.

Marital status is one indicator used to describe family life and its changing patterns. Among persons in Eastern 15 years and older, 56.4 percent of 1,356 men and 50.6 percent of the 1,507 women were married (excluding separated) at the time of the

NPA: 181 Rahway, N.J.
NEIGHBORHOOD: 002 Eastern

census.

Comparable percentages for the NPA were 60.2 percent for men and 53.9 percent for women. Of the 2,014 persons in the neighborhood who had ever been married, 12.9 percent were either separated or divorced as compared with 9.7 percent separated or divorced in the NPA.

Fertility, family type and the presence of children are also important measurements of the trends in family life. Table P-3 contains data on these topics. Eastern had 1,001 families, of which 83.9 percent were maintained by a married couple, 14.3 percent by a female householder with no husband present, and 1.8 percent by a male householder with no wife present.* Of the neighborhood's 470 families with own children under 18 years, 14.9 percent were one-parent families maintained by the mother.* Of the families with own children under 18 years, the average number of persons per family was 3.40. (This is a derived measure based on sample data in STF 3 which cannot be obtained from Table P-3.)

Table P-6 contains data by major race group and Spanish origin for family type and the presence of children. Of the neighborhood's 469 White families, 83.2 percent were married-couple families and 13.9 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 15.7 percent of the White families with own children under 18 years old.* Of the neighborhood's 487 Black families, 84.6 percent were married-couple families and 14.6 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 13.7 percent of the Black families with own children under 18 years old.*

Nativity, Ancestry, and Language (Tables P-2 and P-3)

The percent foreign born in Eastern was 6.6 percent. The foreign born category relates to first generation immigrants. On the other hand, ancestry can reflect several generations of ethnic or national origin. In the 1980 census, the neighborhood reported 262 persons of Italian ancestry, 132 persons of Polish ancestry, and 101 persons of German ancestry.*

Language spoken at home is another indicator of ethnic diversity. Of the neighborhood's 783 persons aged 5 to 17 years old, 63 or 8.0 percent were reported speaking a language other than English at home.* Among the persons in this age group who spoke a language other than English at home, 77.8 percent were reported speaking Spanish.* Among those 18 and over, 14.5 percent reported speaking a language other than English at home.* About 180 or 45.3 percent of these adults were reported to be Spanish speaking.* Of the persons who were reported to speak a language

NPA: 181 Rahway, N.J.
NEIGHBORHOOD: 002 Eastern

other than English, 0.0 percent of the children and 0.0 percent of the adults in Eastern reported that they could speak English not well or not at all.*

School Enrollment (Table P-2)

In Eastern, 957 persons aged 3 and over were enrolled in school. They included 24 in nursery schools, 474 in kindergarten through eighth grade, and 301 in high school.* Of the students in grades P-12, 8.0 percent were enrolled in private schools. The 158 persons enrolled in colleges included only those students living in the neighborhood while attending school. (These enrollment figures do not include students who attended schools in the neighborhood but who lived elsewhere nor students whose parental homes were in the neighborhood but who lived elsewhere while attending college.) Of persons 16 to 19 years old residing in the neighborhood, 10.3 percent were not enrolled in schools and were not high school graduates and thus may be considered dropouts.

Educational Attainment (Tables P-2 and P-6)

Of those 25 years old and over in Eastern, 15.8 percent had a grade school education or less, and 64.2 percent were high school graduates, including 16.9 percent who had completed one or more years of college.* About 8.7 percent of the population 25 years old and over in Eastern had completed 4 years or more of college. 61.5 percent of White persons 25 years old and over were high school graduates, while 3.2 percent had completed 4 years or more of college.* 65.2 percent of Black persons 25 years old and over were high school graduates, while 12.5 percent had completed 4 years or more of college.*

Table P-2 contains additional data on educational attainment and labor force status. Additional data for the NPA and neighborhoods on educational attainment by race and Spanish origin are found in Table P-6.

Disability and Veteran Status (Table P-2)

In Eastern, among noninstitutionalized persons 16 to 64 years of age, 7.7 percent reported that they had a health condition which had lasted for 6 or more months and which prevented them from working or which limited them in the kind or amount of work they could do.* Those reporting themselves as prevented from working totaled 3.9 percent.* Of noninstitutionalized persons 16 years of age and over, 5.4 percent had a health condition which had lasted 6 or more months and which made it difficult or impossible to use public transportation.*

Another social characteristic presented in Table P-2 is veteran status. In Eastern, 19.0 percent of civilians 16 years and over were veterans, including 39.5 percent of the male civilians.*

Means of Transportation to Work (Table P-2)

Data on means of transportation to work show that 59.9 percent of the workers residing in Eastern drove alone to work, 21.8 percent rode to work in carpools, and 8.2 percent used some form of public transportation.* Table P-2 contains detail on means of travel in addition to data for the NPA.

Migration (Table P-3)

A total of 3,543 persons 5 years old and over were living in Eastern in 1980. Of those, 22.7 percent had been living in a different house in the United States 5 years earlier. Of those movers, 53.8 percent lived in the same county; 37.0 percent lived in the same state, but a different county; while 9.2 percent lived in a different state.* Data on region of residence 5 years ago for movers are found in Table P-3.

Labor Force Status (Tables P-4 and P-6)

Information on the economic situation of persons in Eastern begins in Table P-4. In the neighborhood, 68.7 percent of all working-age (16 years and over) persons and 60.4 percent of working-age females were in the labor force.* 70.4 percent of persons 16 years and over worked in 1979.* The unemployment rate for Eastern was 5.7 percent.* The unemployment rate was 4.4 percent for White persons.* The unemployment rate was 6.8 percent for Black persons.*

Table P-4 also contains data for the neighborhood and the NPA on labor force status by usual hours and weeks worked, weeks of unemployment in 1979, and number of workers in families.

Occupation, Industry, and Class of Worker (Table P-4)

Eastern residents were employed in a variety of occupations in 1980. They included 451 in administrative support occupations, including clerical. Another 248 persons said they were in precision production, craft, and repair occupations, and 210 persons were machine operators, assemblers, and inspectors.*

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main activity of the employer. Residents of this neighborhood were

employed in the following industries: 533 persons were employed in manufacturing, 278 persons were employed in professional and related services, and 240 persons were employed in retail trade.*

Of the 1,875 employed persons in Eastern, 79.1 percent worked for wages or salary for a private company, business, or individual.* Another 18.8 percent held local, state, or Federal Government jobs.* The self-employed represented 1.8 percent of the employed.* The major occupation and industry groups are listed in Table P-4.

Income and Poverty Status (Tables P-5 and P-6)

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Eastern was \$21,737. (This means it is estimated that half had incomes below and half above this figure). Households with incomes less than \$7,500 were 14.0 percent of all households in the neighborhood, while households with incomes of \$25,000 or more constituted 40.4 percent of the households; the remaining 45.6 percent of the households had incomes between \$7,500 and \$25,000.*

The median income in 1979 for families in the neighborhood was \$24,087.* The median income for White families in the neighborhood was \$21,237.* The median income for Black families in the neighborhood was \$26,542.* For unrelated individuals 15 years old and over in the neighborhood, the median income in 1979 was \$9,500.* On a per capita income basis, every man, woman, and child in Eastern averaged \$7,461 in 1979.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 255 persons below the poverty level in 1979 in Eastern, or 6.9 percent of all persons for whom poverty status was determined.* Related children under 18 years represented 25.5 percent of the poverty population in Eastern.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 41 persons 65 years and over below the poverty level in 1979, or 12.9 percent of all elderly persons in Eastern.* Of the 61 families below the poverty level in Eastern, 26.2 percent had a female householder with no husband present.

In Eastern, the poverty rate for White persons was 7.6 percent.* In Eastern, the poverty rate for Black persons was 5.7 percent.* Comparable figures for the NPA are found in Table P-6.

HOUSING CHARACTERISTICS

According to the census, there were 1,268 housing units in Eastern on April 1, 1980. They comprised 12.6 percent of the 10,062 housing units in the NPA.

Year-Round Housing Units (Table H-1)

The 1980 census showed that of the 1,201 year-round occupied housing units in Eastern, 67.4 percent were occupied by owners and 32.6 percent by renters. The comparable figures for the NPA were 64.9 percent owner-occupied and 35.1 percent renter-occupied. There were 65 vacant housing units in this neighborhood with a rental vacancy rate of 8.0 percent and a homeowner vacancy rate of 0.7 percent.

Of the 810 owner-occupied housing units in Eastern, 52.6 percent were occupied by White householders; 45.8 percent by Black householders; ... percent by American Indian, Eskimo, and Aleut householders; 0.5 percent by Asian and Pacific Islander householders; and 3.2 percent by Spanish origin householders. (Those of Spanish origin may be of any race.) The comparable figures for the NPA were 86.2 percent White householders; 12.5 percent Black householders; 0.1 percent American Indian, Eskimo, and Aleut householders; and 0.7 percent Asian and Pacific Islander householders; and 2.6 percent Spanish origin householders.

There were 391 renter-occupied housing units in the neighborhood, of which 49.6 percent were occupied by White householders; 47.3 percent by Black householders; ... percent by American Indian, Eskimo, and Aleut householders; 1.0 percent by Asian and Pacific Islander householders; and 6.4 percent by Spanish origin householders. The comparable figures for the renter-occupied housing units in the NPA were 74.6 percent White householders; 23.1 percent Black householders; 0.1 percent American Indian, Eskimo, and Aleut householders; 0.8 Asian and Pacific Islander householders; and 4.8 percent Spanish origin householders.

Structural Characteristics (Table H-3)

The census found that about 7.5 percent of the housing units in Eastern were built in 1970 or later, while 33.7 percent of the housing units were built before 1940.*

The census also showed that 70.0 percent of the owner-occupied housing units had three bedrooms or more, and that 47.5 percent of the renter-occupied housing units had two bedrooms or more.*

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NEIGHBORHOOD: 002 Eastern

Fuels Used (Table H-4)

Census data indicate that utility gas was used by 47.8 percent of all households in the neighborhood for house heating.* Similarly, utility gas was used by 81.2 percent of the households for cooking ; and utility gas was used by 61.0 percent of the households for water heating.*

Heating and Cooling of Housing Units (Table H-2)

Data on type of heating systems in the neighborhood indicate that 92.4 percent of the year-round housing units in Eastern had central heating systems and 77.6 percent had air-conditioning.*

Kitchen Facilities, Telephones, and Vehicles (Table H-2)

In Eastern, 96.3 percent of the year-round housing units had complete kitchen facilities.* Data from the 1980 census show that 94.7 percent of the households in the neighborhood had telephones available in the housing units.* At least one vehicle was available for use by household members in 88.7 percent of the households.*

Length of Time in Unit (Table H-2)

The statistics for this neighborhood indicate that in Eastern 52.8 percent of all householders had lived in their housing units 10 years or more. Census data also show that for the neighborhood 2.6 percent of the owners and 28.4 percent of the renters moved into their units in the 15 months preceding the census.*

Value, Mortgages, and Monthly Costs (Tables H-1 and H-4)

Financial data for Eastern show that the median value for specified owner-occupied homes (i.e., one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$41,400 as compared to \$54,000 for the NPA as a whole. The median contract rent paid for rental housing units in the neighborhood was \$253 as compared to \$246 for the NPA.

Within this neighborhood, 65.0 percent of the specified owner-occupied housing units were mortgaged, and 35.0 percent were not mortgaged.* The median selected-monthly-owner housing costs for neighborhood units with a mortgage was \$416 and \$227 for units not mortgaged.* Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.

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Data for rental units showed that for the specified renter-occupied housing units in Eastern (i.e., renter-occupied housing units except one-family houses on 10 or more acres), the median gross rent was \$302. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuels and water).

We hope the preceding profile is helpful to you in your analysis of the neighborhood. Please refer to the data tables for further information on these and related subjects. The text in the printed booklet will provide you with explanations and definitions of the various terms used in this profile and in the tables.

PUBLIC PARTICIPATION INFORMATION

Minutes of Public Hearing
on
Essex Street Riverfront Park
Rahway, N.J.

Date: March 19, 1984

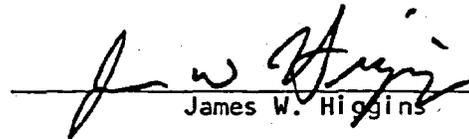
Time: 7:00 P.M.

Location: Rahway City Hall

Attending: Mr. James Higgins - Robert E. Rosa Associates
Mr. Thomas Connell - City of Rahway Director of Community Development
Mr. Richard Gritschke - City of Rahway Director of Recreation

The meeting was called to order at 7:10 P.M. in order to allow any members of the public, who might be late, to attend. A discussion was held by the three officials present regarding the feasibility of a walkway along the 25' easement area. All present expressed concern over the feasibility of such a walk and the invasion of privacy and security problems that may accompany such a walk. Based on past experience, it was decided that the residents and business owners would not approve of such a walk for privacy and security reasons. Consequently, a decision was made at this time to eliminate the walkway.

The meeting was adjourned at 7:30 P.M.


James W. Higgins

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF RAHWAY

WHEREAS the City of Rahway intends to develop the lands along the East bank of the Rahway River between E. Milton Avenue and U.S. Route 1 as a Riverfront Park; and

WHEREAS the City intends to file an application to N.J. Green Acres for acquisition and development of such lands; and

WHEREAS the proposed development is consistent with the intent and purpose of the City's Master Plan and Zone Plan; and

WHEREAS the proposed development will be a significant improvement of the subject site and surrounding neighborhoods; and

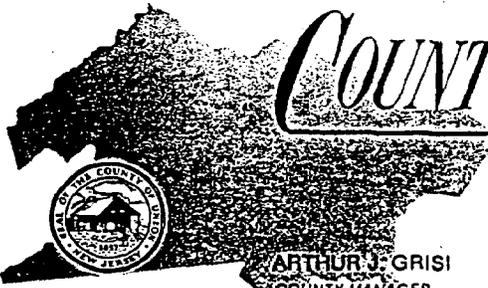
WHEREAS the proposed development will meet existing recreational needs within the City and neighborhood by providing improved access to the waterfront and facilities accessible to the handicapped; and

WHEREAS the proposed development will preserve and restore environmentally sensitive lands;

NOW, THEREFORE, be it resolved by the Planning Board of the City of Rahway as follows:

The Planning Board lends its full support and approval to the acquisition and development project known as Essex Street Riverfront Park and recommends that the project be undertaken in the best interests of the City of Rahway.

NOTE: THE ABOVE RESOLUTION WAS ADOPTED BY THE RAHWAY PLANNING BOARD ON MARCH 27, 1984.
AN OFFICIAL COPY WILL BE FORWARDED TO GREEN ACRES WHEN IT IS AVAILABLE.



COUNTY OF UNION *new jersey*

COURTHOUSE, ELIZABETH, N. J. 07207

(201) 527-4233

Department of Engineering and Planning

DIVISION OF PLANNING AND DEVELOPMENT

ARTHUR J. GRISI
COUNTY MANAGER

ARMAND FIORLETTI
DIRECTOR

ALFRED H. LINDEN
DIRECTOR

March 27, 1984

Mayor Daniel L. Martin
Rahway City Hall
City Hall Plaza
Rahway, NJ 07065

Dear Mayor Martin:

This letter is to inform you of this office's support for the Essex Street Riverfront Park project as proposed by the City of Rahway. The project is in conformance with recent efforts by Union County to upgrade that area through the use of Community Development Funds, including improvements to Essex Street, housing rehabilitation, the closeout of the Urban Renewal projects, and the E. Hazelwood Project II Park Construction.

Since this area is one of the few remaining substandard areas of Rahway, and since it has such a significant impact on its surrounding neighborhood, I feel it is important for the area to be improved.

Very truly yours,

Division of Planning
Alfred H. Linden
Planning Director

AHL/caa

cc: Robert E. Rosa Associates
Thomas Connell, Director of Community Development

BOARD OF COMMISSIONERS

JAMES J. DALY
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MARTIN P. SPANGLE
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MRS. RUBY SCOTT
F. ALEX SHIPLEY

Housing Authority of the City of Rahway

498 CAPOBIANCO PLAZA • RAHWAY, NEW JERSEY 07065
BOX No. 1274-D

JOHN P. McGRATH
Executive Director

PHONE: (201) 388-3546

March 28, 1984

Honorable Daniel L. Martin
City Hall
City Hall Plaza
Rahway, New Jersey 07065

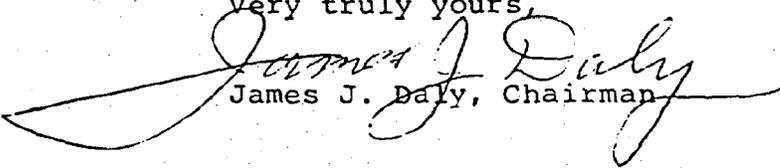
Dear Mayor Martin,

Please be advised that the Rahway Housing Authority strongly supports the City's proposed improvement of the riverbank near Milton Avenue. The east bank of the river between Milton and Hazelwood is an eyesore and fixing it up would be a definite asset to our city.

Of specific importance to us, 196 units of high-rise senior citizen housing sits right adjacent to the river on Milton Avenue across the street from where this project would start. The main "scenery" for this housing is the exact bank of the river you would be improving. You can be sure that the aesthetic upgrading of this bank would improve the quality of life for many hundreds of senior citizens for many years to come.

The Rahway Housing Authority applauds the City's efforts in this regard and would be happy to do whatever we can to assist in its success.

Very truly yours,


James J. Daly, Chairman

JJD/hhg

RAHWAY PUBLIC SCHOOLS

P. O. BOX 42

RAHWAY, NEW JERSEY 07065

FRANK D. BRUNETTE

Superintendent of Schools

TELEPHONE: AREA 201

388-8500

March 28, 1984

The Honorable Daniel L. Martin
City Hall
City Hall Plaza
Rahway, N. J. 07065

Dear Mayor Martin:

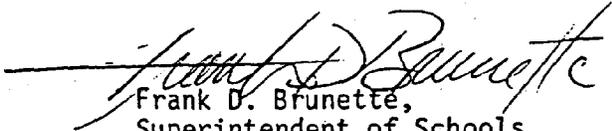
We in the Rahway Public Schools are pleased to see the City of Rahway is planning to improve the easterly river bank of the Rahway River between Milton and Hazelwood Avenues. In addition to being an overall enhancement to the community, such a project would be a positive influence on the educational environment.

As you know, this area is in the neighborhood of Grover Cleveland School and is also a dominant part of the landscape along two of the routes most heavily traveled by our students (i.e., over the Milton and Hazelwood bridges). This project would be a most welcome improvement.

I believe, without question, that school officials would unanimously and strongly support the City's efforts on this project.

If you require any further expressions of support, please let us know.

Very truly yours,


Frank D. Brunette,
Superintendent of Schools

FDB/vc



RECREATION DEPARTMENT
THE CITY OF RAHWAY, NEW JERSEY

1670 IRVING STREET, RAHWAY, N.J. 07065
381-8000 Ext. 321 - 322 - 467

TO: Mayor Daniel L. Martin
FROM: Richard Gritschke, Director of Recreation (RG)
DATE: March 28, 1984
RE: Essex Street Riverfront Park Project

I wish to be on record as favoring the proposed Essex Street Riverfront Park Project which I feel will transform a blighted area into a recreational site for young and old. With imaginative planning it could:

1. Serve as a place for the senior citizens from the Golden Towers and the rest of Rahway to use to walk or relax.
2. Accommodate a fitness trail designed for the able as well as the handicapped of Rahway.
3. Provide a boat ramp and fishing area for those who might enjoy water sports.
4. Become a wildlife river observation station for school children and adults.
5. Provide a limited play area for children accompanied by parents or grandparents.

I also think it's design should be such that it can be easily maintained and is wheelchair accessible.

RG:lw

cc: Jim Higgins
Joseph Hartnett

Rahway
Businessmen's
Association

P.O. BOX 177, RAHWAY, N.J. 07065

March 28th, 1984

Honorable Daniel L. Martin
Rahway City Hall
City Hall Plaza
Rahway, New Jersey 07065

Dear Mayor Martin:

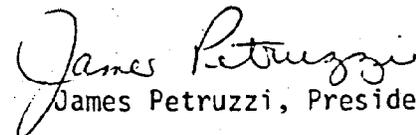
The Rahway Businessmen's Association views with excitement our City government's proposal to improve the bank of the river between Milton Avenue and Hazelwood Avenue. Although the dike along the river there is well maintained by the City, the opposite bank is not attractive at all.

This area of the river is adjacent to our business district and to our new City Hall. Milton Avenue itself is essentially the gateway to the central business district. We could not say enough about how improvements such as this one are a shot-in-the-arm to our downtown economy.

The Rahway Businessmen's Association is proud to support community improvements and, obviously, especially projects like this one which directly impact on the heart of the community.

The City has our complete support for this most worthwhile project.

Sincerely,


James Petruzzi, President



THE CITY OF RAHWAY, NEW JERSEY

OFFICE OF THE MAYOR

THOMAS E. CONNELL
DIRECTOR

DIVISION OF COMMUNITY DEVELOPMENT

March 29th, 1984

The Honorable Daniel L. Martin
Rahway City Hall
City Hall Plaza
Rahway, New Jersey 07065

Dear Mayor Martin:

As Director of the City's Community Development Program, I consider the proposed improvements to the banks of the Rahway River between Milton and Hazelwood Avenues as being absolutely essential to ensuring the economic revitalization of the Downtown area.

The Green Acres improvements will enhance the economic development of the area in several ways. Funding will:

1. Assist the City in securing an entrepreneur to develop the 14 areas of property located behind the City Hall into a Hotel/ Convention Center and First Class Office Space.
2. Enhance the desirability of the 14 acres, since it directly faces the river and the area to be improved. The river improvements will serve as a magnet, drawing clients and residents to the area.
3. Provide passive recreational facilities now lacking in area.
4. Provide greenery to an area which enjoys few trees, grass, etc., resulting in professional businesses being adjacent to beautiful scenery which is extremely important to a downtown area composed mostly of buildings, sidewalks and pavements.

Very truly yours,

Thomas E. Connell, Director

TEC:ag

COASTAL ZONE
INFORMATION CENTER

